



*To enrich lives through effective and caring service*



**Santos H. Kriemann**  
Director

**Kerry Silverstrom**  
Chief Deputy

**Gary Jones**  
Deputy Director

**SMALL CRAFT HARBOR COMMISSION  
AGENDA  
APRIL 11, 2012  
10:00 A.M.**

**BURTON W. CHACE PARK COMMUNITY ROOM  
13650 MINDANAO WAY  
MARINA DEL REY, CA 90292**

1. **CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

2. **APPROVAL OF MINUTES**

Small Craft Harbor Commission Meeting of February 8, 2012

3. **COMMUNICATION FROM THE PUBLIC**

This is the opportunity for members of the public to address the Commission on items that are not on the posted agenda, provided that the subject matter is within the jurisdiction of the Commission. Speakers are reminded of the three-minute time limitation.

4. **COMMUNICATION WITH THE COMMISSIONERS**

This is the opportunity for members of the Commission to provide notification to the public regarding any communication received by the Commissioners from the public, lessees, or other interested parties regarding business of Marina del Rey.

5. **REGULAR REPORTS**


- a. Marina Sheriff - February/March (DISCUSS REPORTS)
  - Crime Statistics
  - Enforcement of Seaworthy & Liveaboard Sections of the Harbor Ordinance with Liveaboard Permit Percentages
- b. Marina del Rey and Beach Special Events (DISCUSS REPORT)

6. **OLD BUSINESS**

- a. Status Update for Lease Renegotiation for Parcel 104 – Minimum Rent Provision (DISCUSS STATUS)

7. **NEW BUSINESS**

- a. Presentation on the Early History of Marina del Rey by the Marina del Rey Historical Society (PRESENTATION)

-  b. Presentation by the LA County Department of Public Works on the Current Status of MdR Infra-Structure Projects (PRESENTATION)

8.  **STAFF REPORTS**

Ongoing Activities (DISCUSS REPORTS)

- Board Actions on Items Relating to Marina del Rey
- Regional Planning Commission's Calendar
- California Coastal Commission Calendar
- Venice Pumping Plant Dual Force Main Project Update
- Oxford Basin Project Update
- Redevelopment Project Status Report
- Design Control Board Minutes
- Unlawful Detainer Actions
- Bike Access on Strip of Land between Ocean Front Walk and the Beach
- Notification of Lessees Paying Minimum Rent Only
- Marina Slip Vacancy Reports

9. **ADJOURNMENT**

**PLEASE NOTE**

1. The Los Angeles County Board of Supervisors adopted Chapter 2.160 of the Los Angeles Code (Ord. 93-0031 ~ 2 (part), 1993, relating to lobbyists. Any person who seeks support or endorsement from the Small Craft Harbor Commission on any official action must certify that he/she is familiar with the requirements of this ordinance. A copy of the ordinance can be provided prior to the meeting and certification is to be made before or at the meeting.
2. The agenda will be posted on the internet and displayed at the following locations at least 72 Hours preceding the meeting date:

Department of Beaches and Harbors Website Address: <http://marinadelrey.lacounty.gov>

Department of Beaches and Harbors  
Administration Building  
13837 Fiji Way  
Marina del Rey, CA 90292

MdR Visitors & Information Center  
4701 Admiralty Way  
Marina del Rey, CA 90292

Burton Chace Park Community Room  
13650 Mindanao Way  
Marina del Rey, CA 90292

Lloyd Taber-Marina del Rey Library  
4533 Admiralty Way  
Marina del Rey, CA 90292

3. The entire agenda package and any meeting related writings or documents provided to a Majority of the Commissioners (Board members) after distribution of the agenda package, unless exempt from disclosure Pursuant to California Law, are available at the Department of Beaches and Harbors and at <http://marinadelrey.lacounty.gov>

Si necesita asistencia para interpretar esta informacion llame al (310) 305-9503.

**ADA ACCOMODATIONS:** If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (310) 305-9590 (Voice) or (310) 821-1734 (TDD).

## **SMALL CRAFT HARBOR COMMISSION MINUTES**

### **February 8, 2012 – 3:00 p.m.**

**Commissioners:** David Lumian, Chair; Dennis Alfieri, Vice Chair; Allyn Rifkin, Commissioner; Russ Lesser, Commissioner. Absences excused for Commissioner Vanessa Delgado.

**Department of Beaches and Harbors:** Santos Kreimann, Director; Gary Jones, Deputy Director; Steve Penn, Acting Chief, Asset Management Division.

**County:** Amy Caves, Senior Deputy County Counsel; Detective Estevan Martinez, Sheriff Department.

**Marina del Rey Convention and Visitor Bureau:** Beverly Moore, Director.

#### **Call to Order and Pledge of Allegiance:**

Chair Lesser called the meeting to order at 3:05 p.m., followed by the Pledge of Allegiance.

#### **Approval of Minutes:**

**Motion to approve by Commissioner Lesser, seconded by Commissioner Alfieri, unanimously approved.**

#### **Item 3 – Communication from the Public:**

Jon Nahhas commented the Department failed to provide a rental negotiation report requested in the last meeting. Mr. Nahhas urged the Commission to push the Department to work to lower the vacancy rate in the various marinas throughout Marina del Rey and provide consistent reports on the Department's efforts to lower the vacancies. He asked the Commissioners to stay and attend the Regional Planning hearing on Boat Central.

John Rizzo said the Department had not been effective in ensuring that the County is receiving its fair share of revenue from the Marina lessees.

Ms. Caves gave a brief introduction of herself as the Department's new attorney.

Nancy Vernon Marino commented that the road condition after the roadway water project was worse than before. Ms. Marino then inquired about when and where the public visioning process will be held and commented that she had been approached by a lessee to review their planned project.

Mr. Jones said the visioning process will be lead by the Regional Planning Department and the process will be started shortly. The Planning Department will then lead the public outreach process and the Small Craft Harbor Commission will be one of the forums to receive public input..

Chair Lumian asked about the duration of the process and the opportunities for the public to attend.

Mr. Jones said the meetings for the visioning process will commence in the coming months and will keep the Commission informed when detailed information is available.

Chair Lumian asked if the Department will present a time line before the process begins.

Mr. Jones replied yes.

#### **Item 4a - Sheriff Regular Reports**

Detective Estevan Martinez gave the report.

Commissioner Lesser said it was a good report.

Chair Lumian thanked Lt. Reginald Gautt for his presence at the US Sailing Conference.

**Item 4b – Marina del Rey and Beach Special Events Report**

Mr. Jones said staff was unavailable to deliver the report and that he will try to answer any questions that the Commission might have.

Chair Lumian said will table it to next month

**Item 4c – Marina del Rey Convention and Visitors Bureau.**

Ms. Moore introduced the new self-guided walking tour brochure, described changes on the Bureau's website to add a mobile version, and provided an update to operations at Visitor's Information Center.

Commissioner Lesser commented the brochure was well prepared.

**Item 5 – Old Business**

Chair Lumian said there was an issued referred to be answered in this month's meeting.

Mr. Jones said it will be answered in reference to the rent adjustment presentation.

**Item 6a – Election of Commission Officers**

**Commissioner Lesser nominated Chair Lumian to remain as Chair and Commissioner Alfieri remain as Vice Chair, seconded by Commissioner Rifkin, unanimously approved.**

Nancy Vernon Marino urged the Commission to maintain independence and keep the Board of Supervisors aware of things happening in Marina del Rey.

Jon Nahhas talked about communications and that any ex parte communications or conflicts of interest should be disclosed to the public.

Chair Lumian said he had not been offered anything and the only communication he received was from Jon Nahhas.

Commissioner Rifkin suggested adding an item to the agenda – Communication to the Commissioners.

Chair Lumian asked if it is possible to add that to the agenda.

Mr. Jones replied will include the added agenda item in the next meeting.

Commissioner Lesser spoke about a complaint received about potential of conflicts of interest.

**Item 6b – Presentation of MdR Lease Rent Adjustment Clauses**

Mr. Jones spoke about the item presented in associated with Parcel 104 which was bought up in the last December's meeting. He shared that the Department will return to the Commission after conclusion is made on comparable rental research and discussion with the lessee (P104).

Mr. Jones gave an explanation of the minimum rent provisions of the County ground leases in Marina del Rey.

Commissioner Alfieri asked when the recent appraisal was done.

Mr. Jones said the appraisal was done in the last four years and there were updates from time to time, no significant changes were found.

Commissioner Lesser asked if there is any lessee in the Marina who pays minimum rent only.

Mr. Jones said P33, the parcel that houses Killer Shrimp pays minimum rent.

Commissioner Lesser asked if all other lessees pay more than minimum rent.

Mr. Jones said the Department can provide information on lessee who pays minimum rent in the next meeting.

Nancy Vernon Marino talked about her disappointment on Department's failure to maintain the rent in a floor level and asked for the number of leasehold whose rent had gone down from its inception date.

Commissioner Lesser asked the Department about the definition of "recent" versions of lease which contain a clause in the lease putting a floor on minimum rent.

Mr. Jones said during his time with the Department of about two and a half years, that those leases contain provisions to put a floor on minimum rent.

John Rizzo spoke about the Department's deficiency in getting a fair return on the value of the land in the Marina.

Jon Nahhas commented that the Department's is failing to manage the landside parcels in the Marina to ensure maximum rental level is achieved.

Commissioner Alfieri talked about how the private sector landlords will adjust rents down in tough times to maintain occupancy.

Mr. Kreimann spoke about the fact that there are existing leases in the County's portfolio which were originally negotiated in the 1960's and those terms and conditions are still in place from leases that are decades old.

Commissioner Alfieri said the lease terms were long.

Mr. Kreimann talked about during the last four years; the Department had included the floor rent. As time moves on, the lease documents will be updated.

Commissioner Alfieri talked about whenever a property is sold, the County should be able to benefit from the transaction.

Mr. Kreimann shared that the new provision is included in the new lease documents. The Department has tried to update the lease document whenever opportunity is there.

Commissioner Lesser spoke about the rents was comparable to other government public owned lands and made a comment on the dry stack storage rent.

Mr. Jones said the Department is continuing searching for a comparable lease for dry storage facility and welcomed any information.

Chair Lumian assured to the public that the Department, the Commission and the Board of Supervisors are all interested in seeing Marina del Rey to perform to its full potential.

#### **Item 7 – Staff Reports**

Mr. Jones provided the report.

Commissioner Alfieri asked about the time frame of the bike access outside the County.

Mr. Jones said the Department had not received any updates yet.

Nancy Vernon Marino spoke about room being available on Via Marina for a bike path with simple re-striping of the existing roadway. Ms. Marino also commented that she would like to see a statement about the Marina's financial statements for 2011. Ms. Marino also commented that she felt that was funding available for a 4<sup>th</sup> of July fireworks show.

Commissioner Lesser agreed with Nancy Vernon Marino on her comments on the existing bike path.

Jon Nahhas made a comment on slip vacancy and accountability. He would like to know why vacancies are so high and what number is related to slips that are not available for rent due to physical condition.

Commissioner Lesser pointed out parcels with large vacancy rates adding to overall high slip vacancies marina-wide.

Mr. Jones said those anchorages were included in the CDP application for replacement.

Mr. Kreimann talked about how the slip vacancies are associated with anchorage condition and amenities.

Chair Lumian spoke about people's willingness to pay a premium for the superior docks and amenities.

Mr. Jones said will make a correction to the vacancy report with regard to the dock condition status.

Mr. Kreimann said the issue had been brought up and presented in numerous meeting.

John Rizzo asked the Department if the bike path is no longer included in the County's plan.

Mr. Jones replied no, and that the last activity was included in the Ongoing Activities Report, it was forwarded for public hearing.

Mr. Kreimann said the Department had raised the issue and provided input to the Department of Public Works.

John Rizzo said it is no use to go to the meeting if the plan is not included.

Mr. Kreimann suggested raising the issue by participating in the meeting or by writing a letter.

Commissioner Lesser made his comment on the bike path.

Chair Lumian announced the International Boating and Water Safety Summit is going to be held on March 4<sup>th</sup> – 7<sup>th</sup> in Mission Bay. Chair Lumian also shared that opening day in Marina del Rey is March 10<sup>th</sup> -11<sup>th</sup>.

### **Adjournment**

Chair Lumian adjourned the meeting at 4:25 p.m.



**LOS ANGELES COUNTY SHERIFF'S DEPARTMENT  
MARINA DEL REY STATION  
PART I CRIMES FEBRUARY 2012**



	West Marina 2760	East Marina 2761	Lost R.D. 2762	Marina Water 2763	Upper Ladera 2764	County Area 2765	Lower Ladera 2766	Windsor Hills 2767	View Park 2768	TOTALS
<b>Homicide</b>										0
<b>Rape</b>										0
<b>Robbery: Weapon</b>	1						1		1	3
<b>Robbery: Strong-Arm</b>				1				1		2
<b>Aggravated Assault</b>	1			1				2	1	5
<b>Burglary: Residence</b>					2	1	5	3	1	12
<b>Burglary: Other Structure</b>	1									1
<b>Grand Theft</b>	3	1				1	2	1		8
<b>Grand Theft Auto</b>	1					1		2	1	5
<b>Arson</b>						1	2		1	4
<b>Boat Theft</b>										0
<b>Vehicle Burglary</b>	1	3					2		1	7
<b>Boat Burglary</b>										0
<b>Petty Theft</b>	5	3		2		2		1	1	14
<b>REPORTING DISTRICTS TOTALS</b>	<b>13</b>	<b>7</b>	<b>0</b>	<b>4</b>	<b>2</b>	<b>6</b>	<b>12</b>	<b>10</b>	<b>7</b>	<b>61</b>

**Note-** The above numbers may change due to late reports and adjustments to previously reported crimes.

**Source-** LARCIS, **Date Prepared** March 01, 2012  
CRIME INFORMATION REPORT - OPTION B

# LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

## MARINA DEL REY STATION

### PART 2 CRIMES - FEBRUARY 2012



Community Advisory Committee	Upper Ladera 2764	Lower Ladera 2766
Homicide	0	0
Rape	0	0
Robbery: Weapon	0	1
Robbery: Strong-Arm	0	0
Aggravated Assault	0	0
Burglary: Residence	2	5
Burglary: Other Structure	0	0
Grand Theft	0	2
Grand Theft Auto	0	0
Arson	0	2
Boat Theft	0	0
Vehicle Burglary	0	2
Boat Burglary	0	0
Petty Theft	0	0
<b>Total</b>	<b>2</b>	<b>12</b>

**Note-** The above numbers may change due to late reports and adjustments to previously reported crimes.

**Source-** LARCIS, **Date Prepared** March 01, 2012  
CRIME INFORMATION REPORT - OPTION B

# LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

## MARINA DEL REY STATION

### PART 3 CRIMES- FEBRUARY 2012



	MARINA AREA (RD'S 2760- 2763)	EAST END (RD'S 2764- 2768)
<b>Part I Crimes</b>		
Homicide	0	0
Rape	0	0
Robbery: Weapon	1	2
Robbery: Strong-Arm	1	1
Aggravated Assault	2	3
Burglary: Residence	0	12
Burglary: Other Structure	1	0
Grand Theft	4	4
Grand Theft Auto	1	4
Arson	0	4
Boat Theft	0	0
Vehicle Burglary	4	3
Boat Burglary	0	0
Petty Theft	10	4
<b>Total</b>	<b>24</b>	<b>37</b>

**Note-** The above numbers may change due to late reports and adjustments to previously reported crimes.

**Source-** LARCIS, **Date Prepared –** March 01, 2012  
CRIME INFORMATION REPORT - OPTION B



**LOS ANGELES COUNTY SHERIFF'S DEPARTMENT  
MARINA DEL REY STATION  
PART I CRIMES MARCH 2012**



	West Marina 2760	East Marina 2761	Lost R.D. 2762	Marina Water 2763	Upper Ladera 2764	County Area 2765	Lower Ladera 2766	Windsor Hills 2767	View Park 2768	<b>TOTALS</b>
<b>Homicide</b>										0
<b>Rape</b>				1					1	2
<b>Robbery: Weapon</b>							1			1
<b>Robbery: Strong-Arm</b>								1		1
<b>Aggravated Assault</b>					1			1	1	3
<b>Burglary: Residence</b>	2	1			4		7	7	5	26
<b>Burglary: Other Structure</b>	1					1	2			4
<b>Grand Theft</b>	2			2			1			5
<b>Grand Theft Auto</b>							1	2	2	5
<b>Arson</b>										0
<b>Boat Theft</b>										0
<b>Vehicle Burglary</b>	2	1					1	1		5
<b>Boat Burglary</b>				2						2
<b>Petty Theft</b>	5	2		2		2	2	1		14
<b>REPORTING DISTRICTS TOTALS</b>	<b>12</b>	<b>4</b>	<b>0</b>	<b>7</b>	<b>5</b>	<b>3</b>	<b>15</b>	<b>13</b>	<b>9</b>	<b>68</b>

**Note-** The above numbers may change due to late reports and adjustments to previously reported crimes.

**Source-** LARCIS, **Date Prepared** April 02, 2012  
CRIME INFORMATION REPORT - OPTION B

# LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

## MARINA DEL REY STATION

### PART 2 CRIMES - MARCH 2012



Community Advisory Committee	Upper Ladera 2764	Lower Ladera 2766
Homicide	0	0
Rape	0	0
Robbery: Weapon	0	1
Robbery: Strong-Arm	0	0
Aggravated Assault	1	0
Burglary: Residence	4	7
Burglary: Other Structure	0	2
Grand Theft	0	1
Grand Theft Auto	0	1
Arson	0	0
Boat Theft	0	0
Vehicle Burglary	0	1
Boat Burglary	0	0
Petty Theft	0	2
<b>Total</b>	<b>5</b>	<b>15</b>

**Note-** The above numbers may change due to late reports and adjustments to previously reported crimes.

**Source-** LARCIS, **Date Prepared** April 02, 2012  
CRIME INFORMATION REPORT - OPTION B

# LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

## MARINA DEL REY STATION

### PART 3 CRIMES- MARCH 2012



	MARINA AREA (RD'S 2760- 2763)	EAST END (RD'S 2764- 2768)
<b>Part I Crimes</b>		
Homicide	0	0
Rape	1	1
Robbery: Weapon	0	1
Robbery: Strong-Arm	0	1
Aggravated Assault	1	2
Burglary: Residence	7	19
Burglary: Other Structure	1	3
Grand Theft	4	1
Grand Theft Auto	0	5
Arson	0	0
Boat Theft	0	0
Vehicle Burglary	3	2
Boat Burglary	2	0
Petty Theft	9	5
<b>Total</b>	<b>28</b>	<b>40</b>

**Note-** The above numbers may change due to late reports and adjustments to previously reported crimes.

**Source-** LARCIS, **Date Prepared – April 02, 2012**  
CRIME INFORMATION REPORT - OPTION B



# MARINA DEL REY HARBOR LIVEABOARD COMPLIANCE REPORT 2012



## *Liveaboard Permits Issued*

	January	February
New permits Issued:	4	7
Renewal Issued:	24	8
<hr/>		
Total:	28	15
Notices to Comply Issued:	14	23

Totals:	January	February
<hr/>		
Liveaboard:	291	290
Current Permits:	220	223
Expired Permits:	49	47
No Permits:	22	20

Total reported vessels in Marina del Rey Harbor:

4690

Percentage of vessels that are registered liveaboards

6.18%

Number of currently impounded vessel:

10



# MARINA DEL REY HARBOR LIVEABOARD COMPLIANCE REPORT 2012



## *Liveaboard Permits Issued*

	February	March
New permits Issued:	7	1
Renewal Issued:	8	14
<hr/>		
Total:	15	15
Notices to Comply Issued:	23	6

Totals:	February	March
<hr/>		
Liveaboard:	290	287
Current Permits:	223	220
Expired Permits:	47	48
No Permits:	20	19

Total reported vessels in Marina del Rey Harbor: 4286

Percentage of vessels that are registered liveaboards 6.70%

Number of currently impounded vessel: 8



*To enrich lives through effective and caring service*



Santos H. Kreimann  
Director

Kerry Silverman  
Chief Deputy

Gary Jones  
Deputy Director

April 5, 2012

TO: Small Craft Harbor Commission

FROM: *[Signature]* Santos H. Kreimann, Director

SUBJECT: **AGENDA ITEM 5b - MARINA DEL REY AND BEACH SPECIAL EVENTS**

### **MARINA DEL REY EVENTS**

#### **MARINA DEL REY OUTDOOR ADVENTURES 2012**

Sponsored by the Los Angeles County Department of Beaches and Harbors  
Burton Chace Park Lobby • 13650 Mindanao Way • Marina del Rey • CA • 90292

#### **BIRDWATCHING 2012 PROGRAM**

May 24 at 4:00 p.m.

&

April 26 and June 28 at 9:00 a.m.

The Los Angeles County Department of Beaches and Harbors Outdoor Adventures are sponsoring a FREE two-hour excursion through the Ballona Wetlands, with visits to the nesting sites of the Great Blue Heron and Black Crowned Night Heron. You will also get to visit the shoreline habitat to observe Sandpipers, including Long-Billed Curlews, Willets, and Western Snowy Plovers. Don't miss this chance to get acquainted with the lives of our feathered friends who are part of our ecosystem! Please bring water, snacks, binoculars, comfortable clothes and shoes with traction. For morning sessions, also bring sunscreen and a hat. This activity is geared for adults, but may be attended by children who do not need a car seat or stroller, if accompanied by an adult. Space is limited, so please pre-register by calling (310) 301-9152.

A County van is available to pick up participants a half hour before the program start time at:

- Dockweiler Youth Center Lobby, 12505 Vista del Mar, Los Angeles, 90245
- Dockweiler RV Park Office, 12001 Vista del Mar, Playa del Rey, 90293

For more information call: (310) 301-9152

**MARINA DEL REY PET ADOPTIONS**

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey ♦ CA ♦ 90292  
Saturday, April 14, 2012 • 11:00 a.m. to 3:00 p.m.

Marina del Rey Pet Adoptions are run by volunteers of the County of Los Angeles Department of Animal Care and Control in participation with the County of Los Angeles Department of Beaches & Harbors. These events will be held the 2<sup>nd</sup> Saturday of each month. Animals are available on a first-come, first-served basis. All cats and dogs will be spayed/neutered, microchipped, vaccinated and ready to go home with you!

For more information call: (310) 523-9566 or visit <http://marinadelrey.lacounty.gov>

**SUNSET SERIES SAILBOAT RACES 2012**

Marina del Rey  
Wednesdays, April 11 – September 5  
5:30 p.m. – 8:00 p.m.

Spectators can enjoy these races from the comfort of one of the water-view restaurants on Wednesday evenings between 5:30 p.m. (sailboats leaving the harbor) and 8:00 p.m. (race finishes at California Yacht Club).

For more information call: (310) 823-4567

**FISHERMAN'S VILLAGE WEEKEND CONCERTS**

Sponsored by Pacific Ocean Management, LLC  
All concerts are from 1:00 p.m. – 4:00 p.m.

**Saturday, April 7**

Jimi Nelson & The Drifting Cowboys, playing Country

**Sunday, April 8**

Izm Skizm, playing Reggae

**Saturday, April 14**

Blue Breeze, playing R&B

**Sunday, April 15**

The Elian Project, playing Alternative Latin

**Saturday, April 21**  
2AZZ1, playing Smooth Jazz

**Sunday, April 22**  
Brazil Brasil, playing Samba/Bossa

**Saturday, April 28**  
Floyd & The Fly Boys, playing American/Jazz

**Sunday, April 29**  
The Sullivan & Hall Band, playing R&B

For more information call: Pacific Ocean Management at (310) 822-6866

### **BEACH EVENTS**

#### **25<sup>TH</sup> ANNUAL RICHSTONE PIER-TO-PIER WALKATHON**

Manhattan Beach Pier  
Saturday, April 28, 2012  
8:00 a.m. – 10:30 a.m.

The Pier-to-Pier Walkathon is a great way to spend your Saturday morning while raising money for the prevention and treatment of child abuse. The walk begins at the Manhattan Beach Pier to the Hermosa Beach Pier and ends back at the Manhattan Beach Pier for a distance of 3.4 miles.

For more information call: (310) 970-1921 ext. 137 or visit [atanaka@richstonefamily.org](mailto:atanaka@richstonefamily.org).

SHK:CB:cm



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Director

Kerry Silverman  
Chief Deputy

Gary Jones  
Deputy Director

April 5, 2012

To: Small Craft Harbor Commission

From: *[Signature]*  
Santos H. Kreimann, Director

Subject: **ITEM 6a - STATUS UPDATE FOR AMENDMENT NO. 6 TO  
LEASE NO. 14766 - PARCEL 104R (DEL REY SHORES  
PERSONAL WAREHOUSES) - MARINA DEL REY**

Item 6a on your agenda pertains to a status update report on Amendment No. 6 to the lease for Parcel 104R (Del Rey Shores Personal Warehouses).

At the December 14, 2011 meeting, the Commission requested additional negotiation with lessee to establish a floor for the minimum rent. The Commission also requested further analysis to determine if the proposed percentage rent rates are at fair market value.

Staff and lessee met on March 15, 2012, where the lessee agreed that adjustments of the annual minimum rent, following the lease's required March 2012 adjustment, shall be at or higher than the then current annual minimum rent. Regarding the proposed rent rates, lessee did not agree to any increase to the proposed percentage rent rates. Staff's further analysis of available sources show that the rates are comparable to existing market rates.

Accordingly, staff will prepare the revised Board letter and amendment, reflecting the above described agreements, and submit them for your Commission's endorsement at a forthcoming Commission's meeting.

SHK:GJ:CM:SP:sn  
Attachment



*To reach here through efficient and courteous service*



Santos H. Kreimann  
Director

Kelly Silverstein  
Chief Deputy

Gary Jones  
Deputy Director

April 5, 2012

TO: Small Craft Harbor Commission

FROM: Santos H. Kreimann, Director 

SUBJECT: **AGENDA ITEM 7a – PRESENTATION ON EARLY HISTORY OF MARINA DEL REY**

The Marina del Rey Historical Society will present a 10-15 minute pictorial history with narrative on the early development of Marina del Rey. The non-profit organization founded in 2007 collects and preserves photographs and documents electronically in an ongoing database as a research resource and to promote community pride and appreciation of the concept and development of Marina del Rey.

Please contact me at (310) 305-9522 if you have any questions or need additional information.

SHK:mk



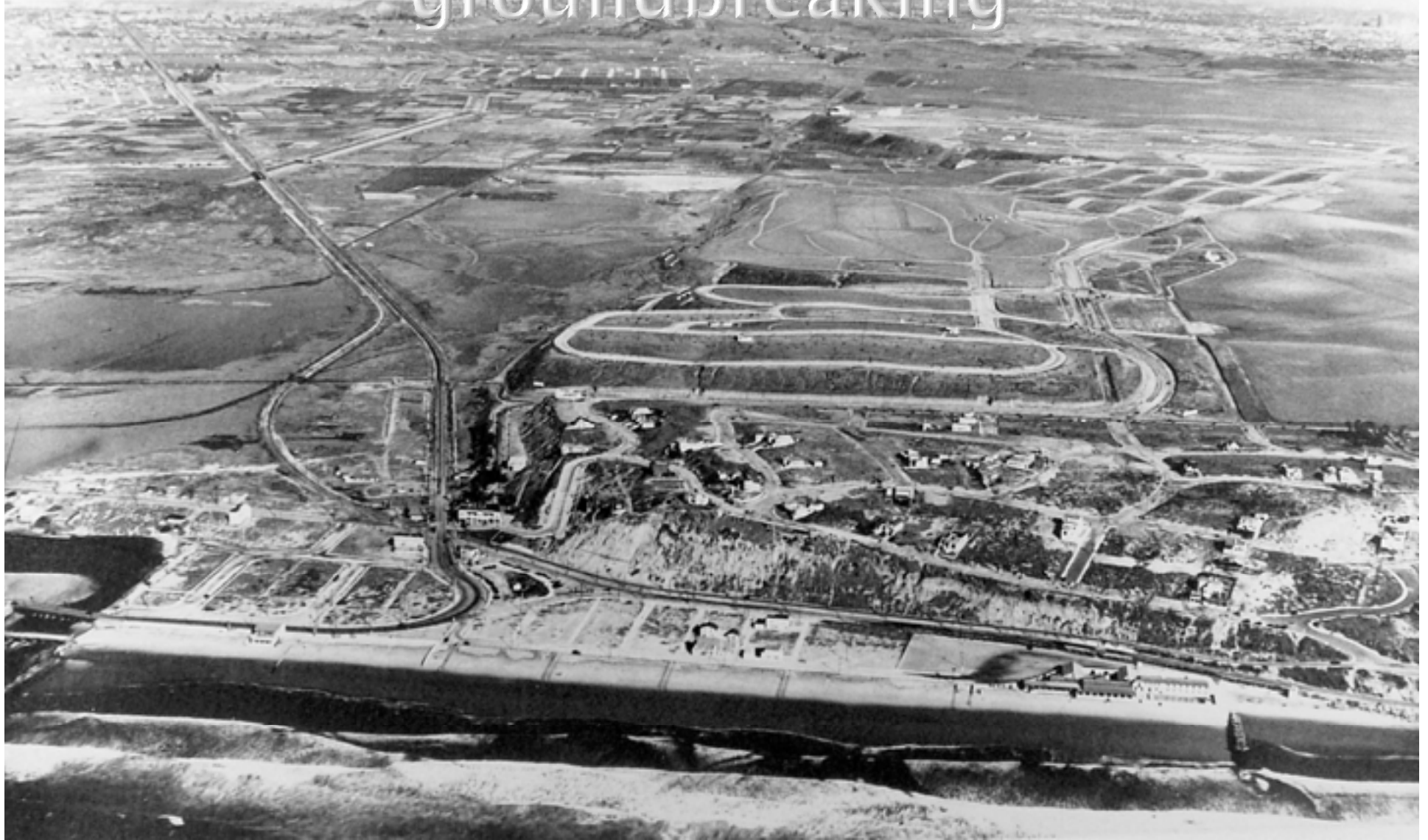
**Marina del Rey Historical Society  
Founded September 10, 2007**

# Centinela Creek, 1880's



CENTINELA CREEK EMPTYING ONTO THE TIDAL PLAIN OF THE OCEAN AND BALLONA CREEK. SAND DUNES CAN BE SEEN ON THE REAR, AND THE SANTA MONICA MTNS ARE AT THE RIGHT. THE DISTANCE TO THE CREEK'S SOURCE IS APPROX. 7.6 MILES. DATE IS 1880'S.

# Playa del Rey 1921, groundbreaking



# Ballona Creek Wetlands 1937



# Venice Peninsula Oil Field, 1938



Looking south future MdR, 1938



# 1906 Venice Rope Ride



# Howard Hughes 1934 "Winged bullet"



# "Spruce Goose" emerging from hangar, 1944



# Howard Hughes Airfield, looking west, 1958



[illegible]

# Aerial of Marina del Rey, 1959



# MdR Ground Breaking, 12-11-57



# Official Program, 12-11-57

## GROUND BREAKING PROGRAM

THE LOS ANGELES COUNTY WATER DELIVERY

10:30 a.m. Wednesday  
December 11, 1957

Avenue 56 and Ocean Walk  
Venice, California

Francis W. McLaughlin  
Master of Ceremonies

### WELCOMING REMARKS

### INVOCATION

Rt. Rev. Msgr. Edward Wade, Pastor  
St. Mark Catholic Church  
Venice

### FLAG CEREMONY

#### SEA SCOUTS of

Ship No. 121, Culver City  
Donald Jones, Skipper

Ship No. 104, Venice  
John Maxwell, Skipper

### PLENDE OF ALLEGIANCE TO THE FLAG

### INTRODUCTION OF GUESTS

### READING OF SCRIPTURES

Rev. Richard W. Vos, Pastor  
Pacific Presbyterian Church  
Playa Del Rey

### GROUND BREAKING MESSAGE

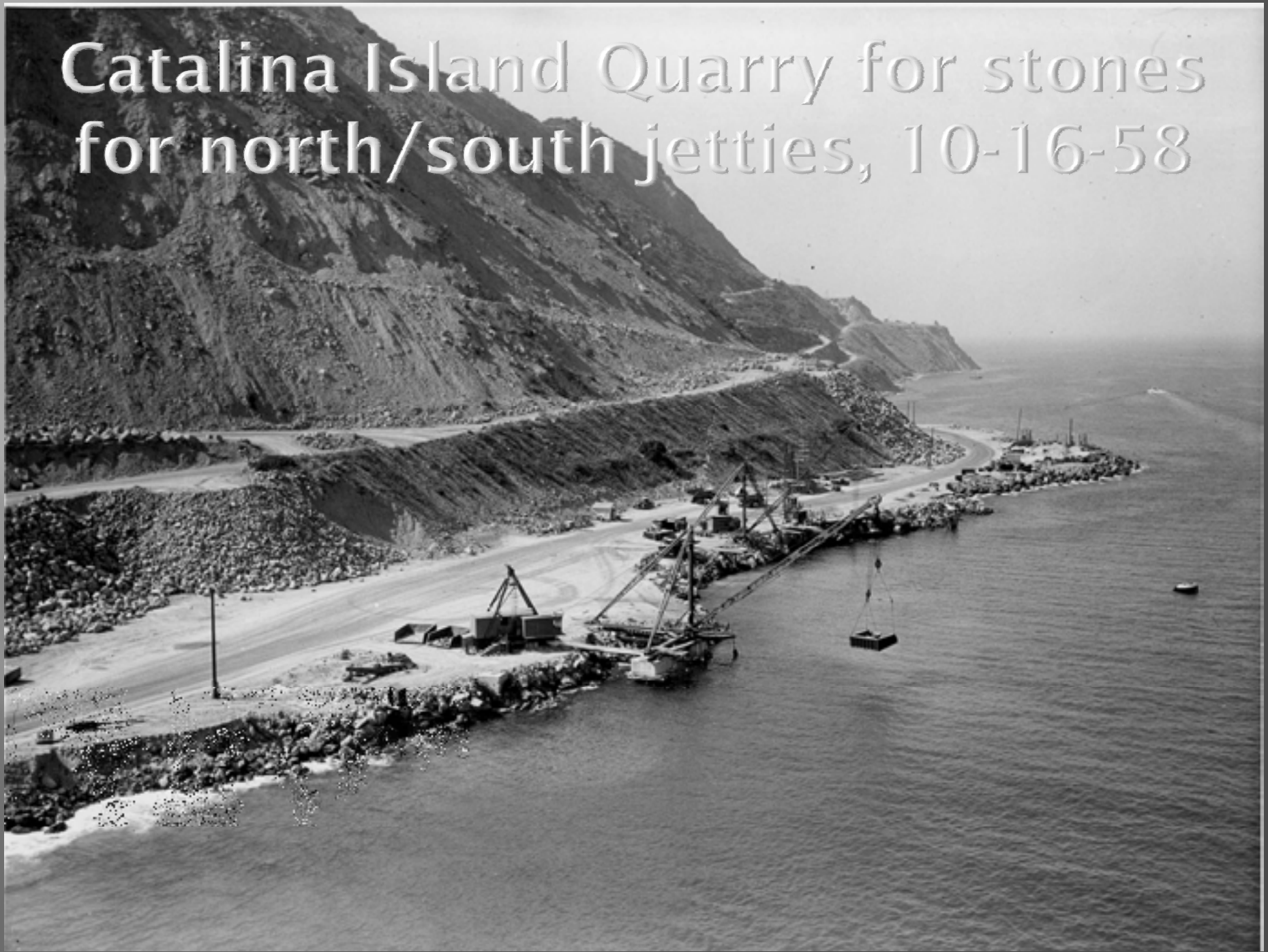
Hon. Burton W. Chace, Chairman  
Los Angeles County Board of Supervisors

### BENEDICTION

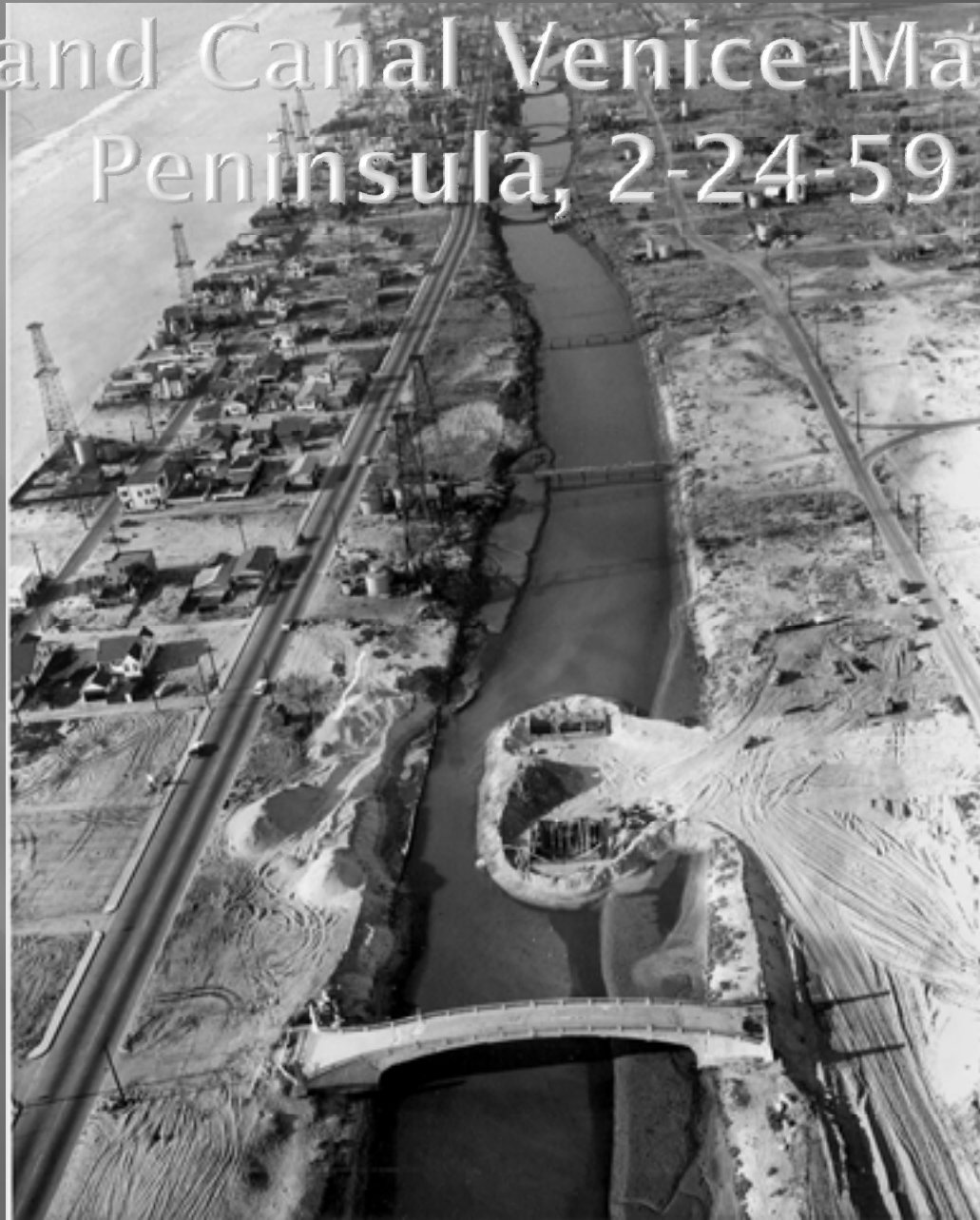
Rabbi Hershel Lyman  
Temple Akiba  
Culver City

CONSTRUCTION BEGINS  
Connolly-Pacific Company  
Long Beach, California

# Catalina Island Quarry for stones for north/south jetties, 10-16-58



# Grand Canal Venice Marina Peninsula, 2-24-59



# Marina peninsula prior to dredging



# Dredging under way, Basin A, Main Channel



# Dredger and pump system



View from ocean 4-3-61



View from Mar Vista area 1961



Basin A, Fuel dock under  
construction 1963



Seawalls under construction; Oil derricks in background 1961



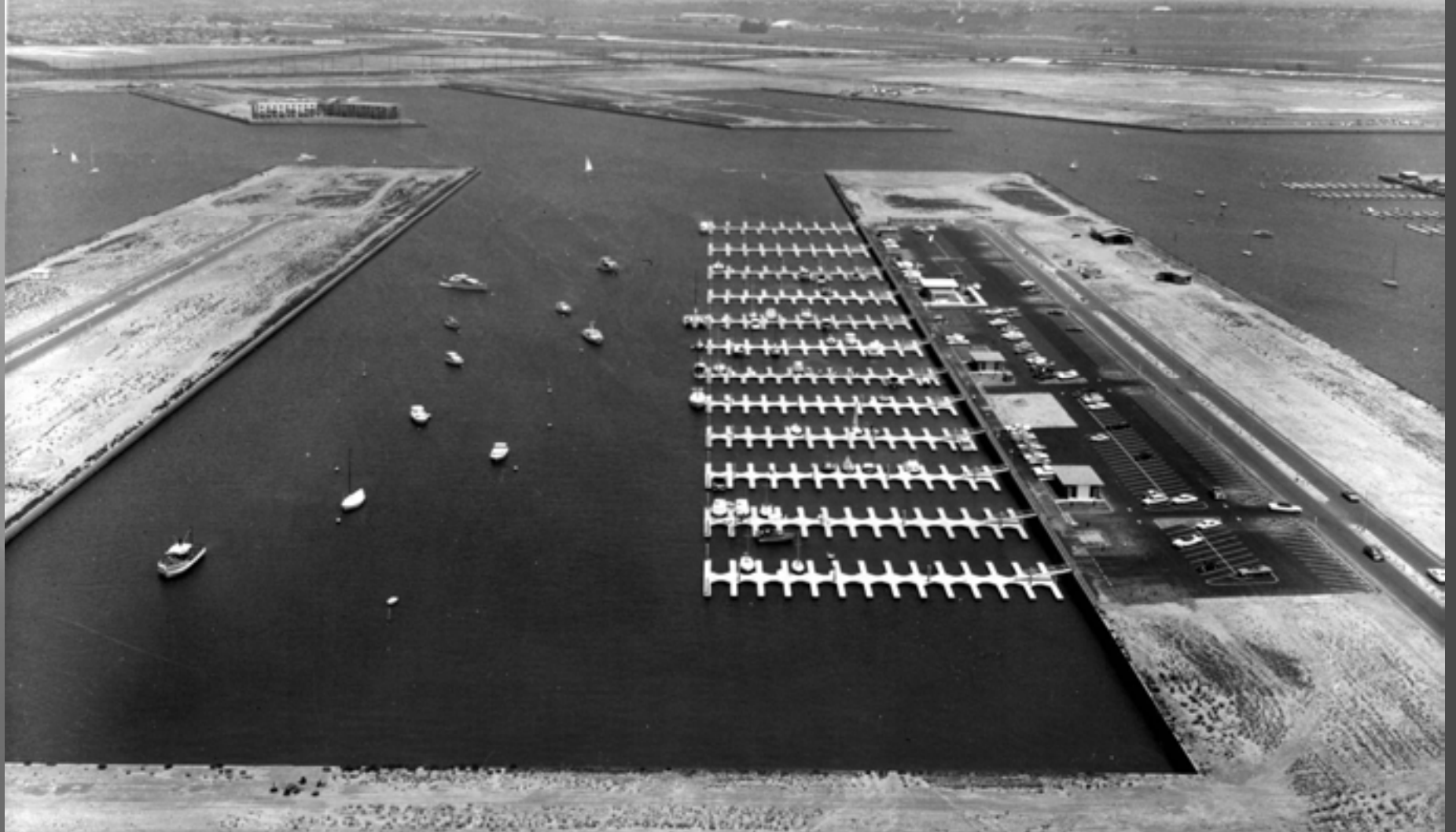
Pieces of Eight Restaurant; Dept.  
of Beaches/Harbors; Coast  
Guard; Villa Venetia, 1963



Looking west, 1963, Basin A & B,



Villa del Mar Marina, looking  
east to Marina del Rey Hotel,  
1962-63



# The Great Storm Surge Jan 1963



## The Big Surge

SIX WINTERS AGO  
AT MARINA DEL REY

(See Story Page 3)



November 8, 1968



THE MARINA NEWS MAGAZINE

Established 1964

# Early "Dinghy Magazine" captures Marina dock damage

## THE SURGE

It was a day in the winter of 1963, Marina del Rey was beset by what has since been called "the surge." Large and rapid swells built by distant tropical storms far down the coast of Mexico, this time over 50 years old, had a direct effect on our local coast. The surge had its effect on the unprotected mouth of the new Marina channel.

Height of the advancing surge along a bulkhead in basin A at Caballo del Mar (later renamed Tahiti Yacht Landing) can be seen in top photo. The kind of damage done to slips here and at the newly completed Westside Marina (now Imperial Harbour) is shown in lower photo.

As the winter weather worsened, the damage continued. In January, 1963, all remaining docks in the Marina were ordered vacated and a Santa Monica contractor was hired to install moorings for the Marina's few remaining boats.

(Continued on page 10)



### OWEN KEOWN CHEVROLET

40  
YEARS  
SERVING  
THE BAY AREA

- SALES
- SERVICE
- PARTS
- LEASING
- DAILY RENTAL

New Modern Facilities  
4141 LINCOLN BLVD. MARINA DEL REY EX 8-6248

TELL OUR ADVERTISERS YOU SAW IT IN THE DINGHY

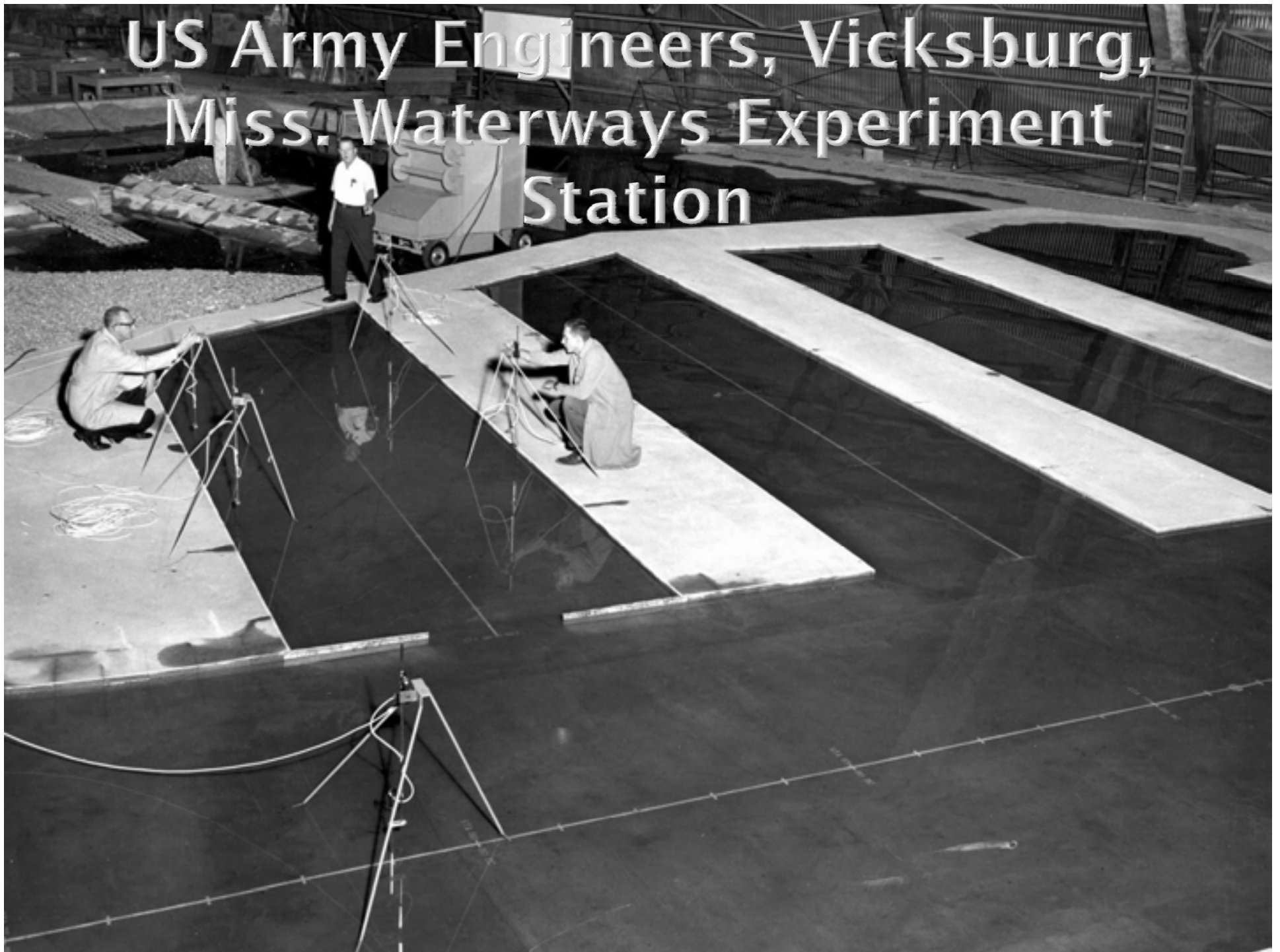
# Temporary baffles to cut down storm surge 1963



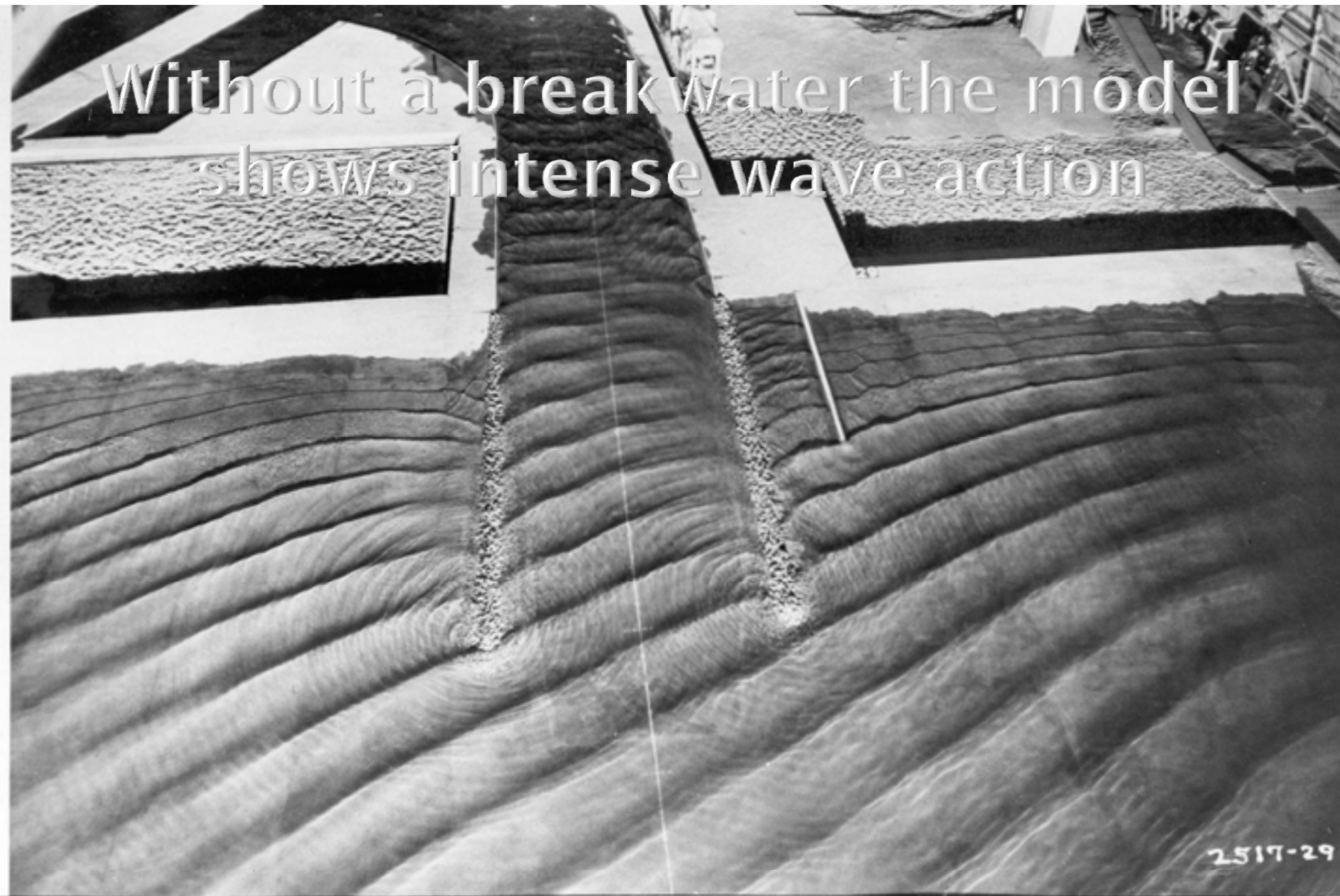
# Coast Guard cutter at Station, 1963



# US Army Engineers, Vicksburg, Miss. Waterways Experiment Station



Without a breakwater the model shows intense wave action



U.S. Army Engineers test model of MARINA DEL REY showing wave action into harbor without breakwater      8 SECOND INTERVALS      8 FOOT WAVES      CENTER LINE = 0°

With a breakwater, calm waters  
enter the Mdr channel



U.S. Army Engineers test model of MARINA DEL REY showing wave action in harbor with breakwater  
8 SECOND INTERVALS      8 FOOT WAVES 30° SOUTH      CENTER LINE = 0°

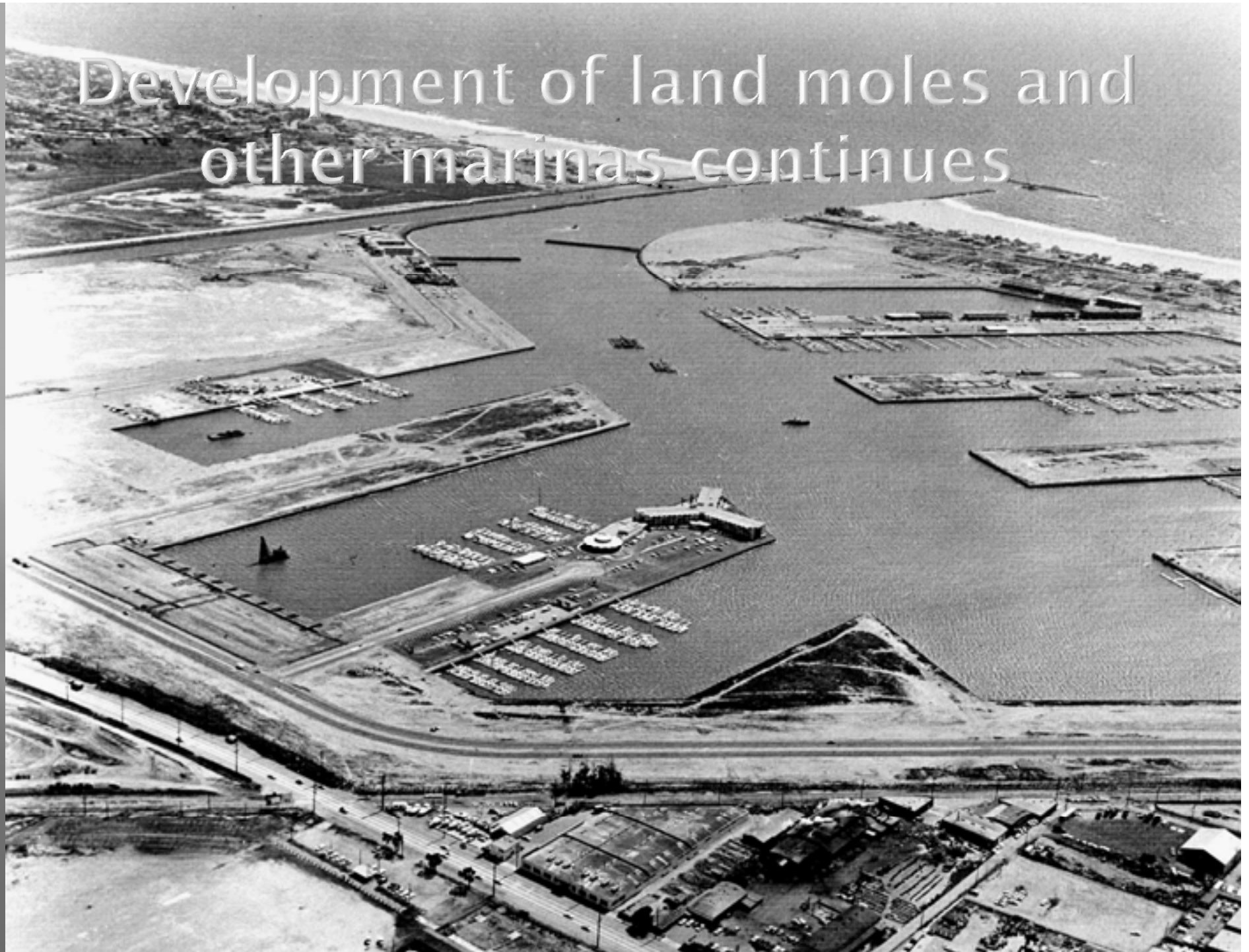
# Breakwater construction begins 1963



All basins now dredged, west  
side development under way



# Development of land moles and other marinas continues



# Opening Day, California Yacht Club-1966 (moved from 1963 MdR Hotel temporary clubhouse)



# Warehouse Restaurant under construction; First State Bank



# Villa Venetia Apartments looks west to breakwater



# Development of Marina Harbor Apartments and Anchorage, Basin A and Fuel Dock



# Fisherman's Village under construction, 1964



Shopping center (now  
Waterside) & Villa Marina  
Townhouses, 1964



# Neptune Marina Groundbreaking, Congressman Roosevelt (c), 1965



# Neptune Marina, 1965



**Supervisor Chace, Aubrey Austin, Art Will, Victor Adorian: Park Groundbreaking 8-22-1972**



# Burton Chace Park aerial



# Santa Monica Yacht Club Groundbreaking 1969



Marina del Rey Hotel, CAL Yacht Club,  
First State Bank, golf course (looking  
east, clockwise)



# Cyrano's Restaurant , Pier 44, South Coast Corinthian Yacht Club



Charley Brown's Restaurant  
(now Tony P's); Admiralty Way,  
1965



# Marina City Club footprint: West Tower under construction, 1970



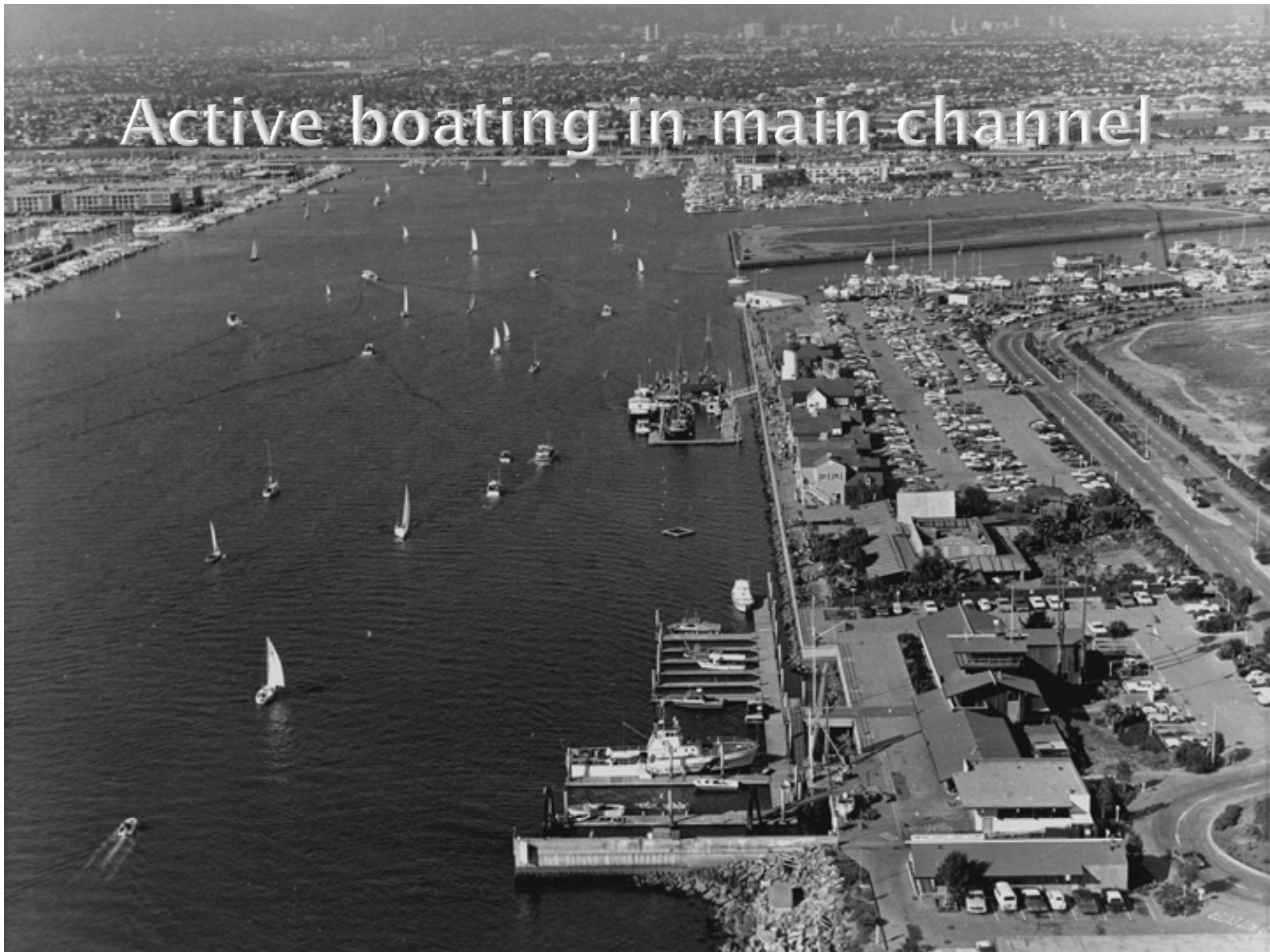
# Lobster House, Red Onion, MCC West Tower & Promenade



# Marina City Club West Tower completed, 1972



# Active boating in main channel



# SHOREBOAT - early Waterbus



# Charley Brown's Steak & Lobster, early 1966



# California YC; Warehouse Restaurant; First State Bank





Admiralty Apartments, Marina  
International Hotel, Casa Escobar (at  
Palawan Way & Admiralty Way)



# Helmsman at Burton Chace Park



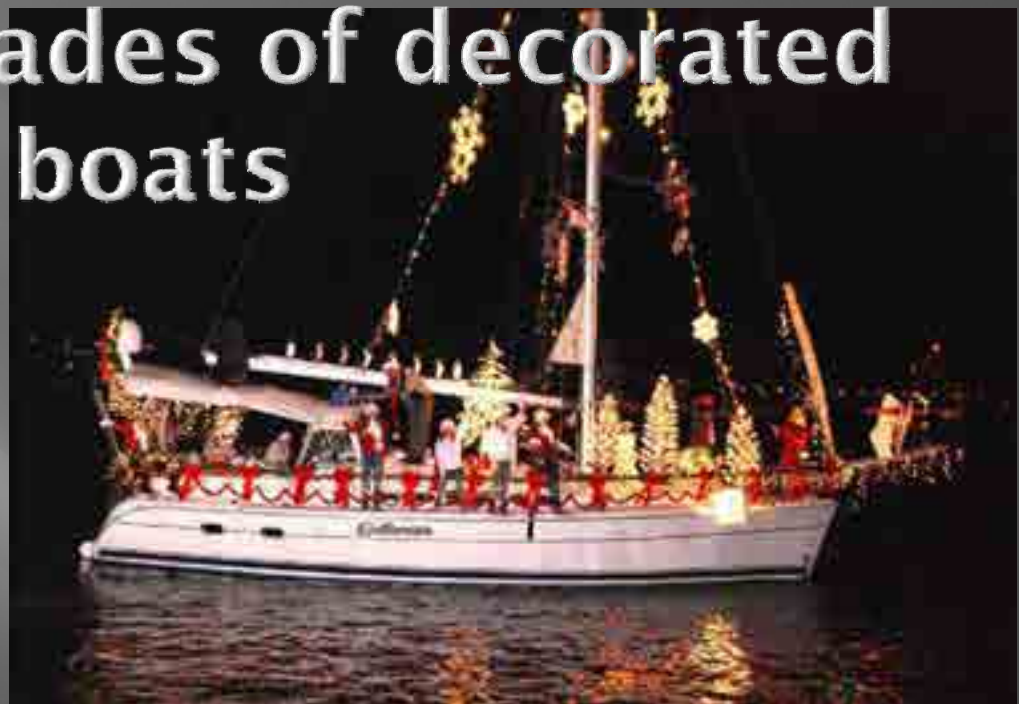
Beautiful Marina del Rey. A work  
in progress.



# Maxi Yacht Racing "TAXI DANCER" & "DRUMBEAT"



# Holiday Parades of decorated boats



**Festive Marina for all LA citizens  
to enjoy**



# Amphibian car



# Daytime FunTime "Doo Dah" Parade



# Tall Ships



# Fisherman's Village Tour Boat, 1960's & 70's



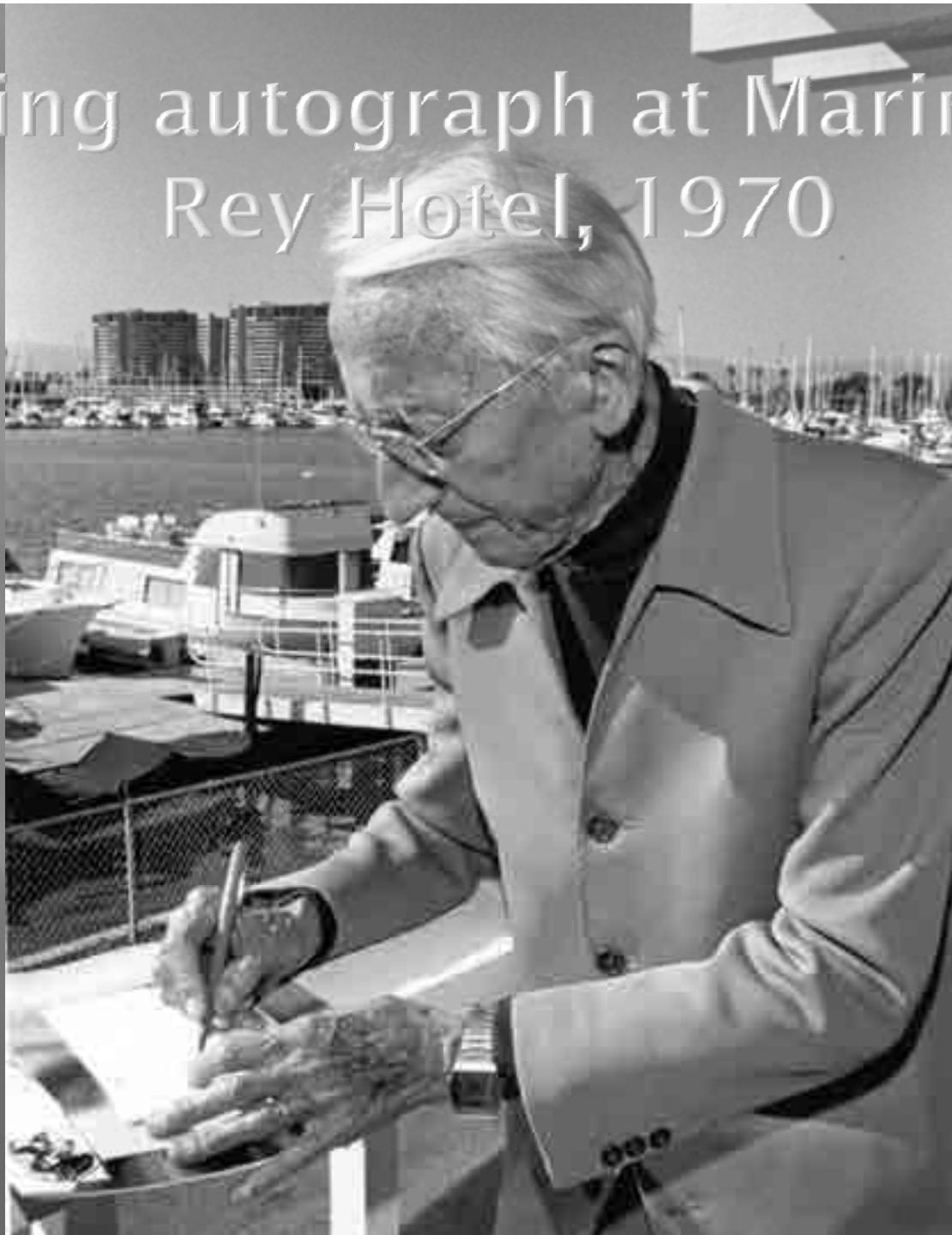
# CYC Inflatable boat races



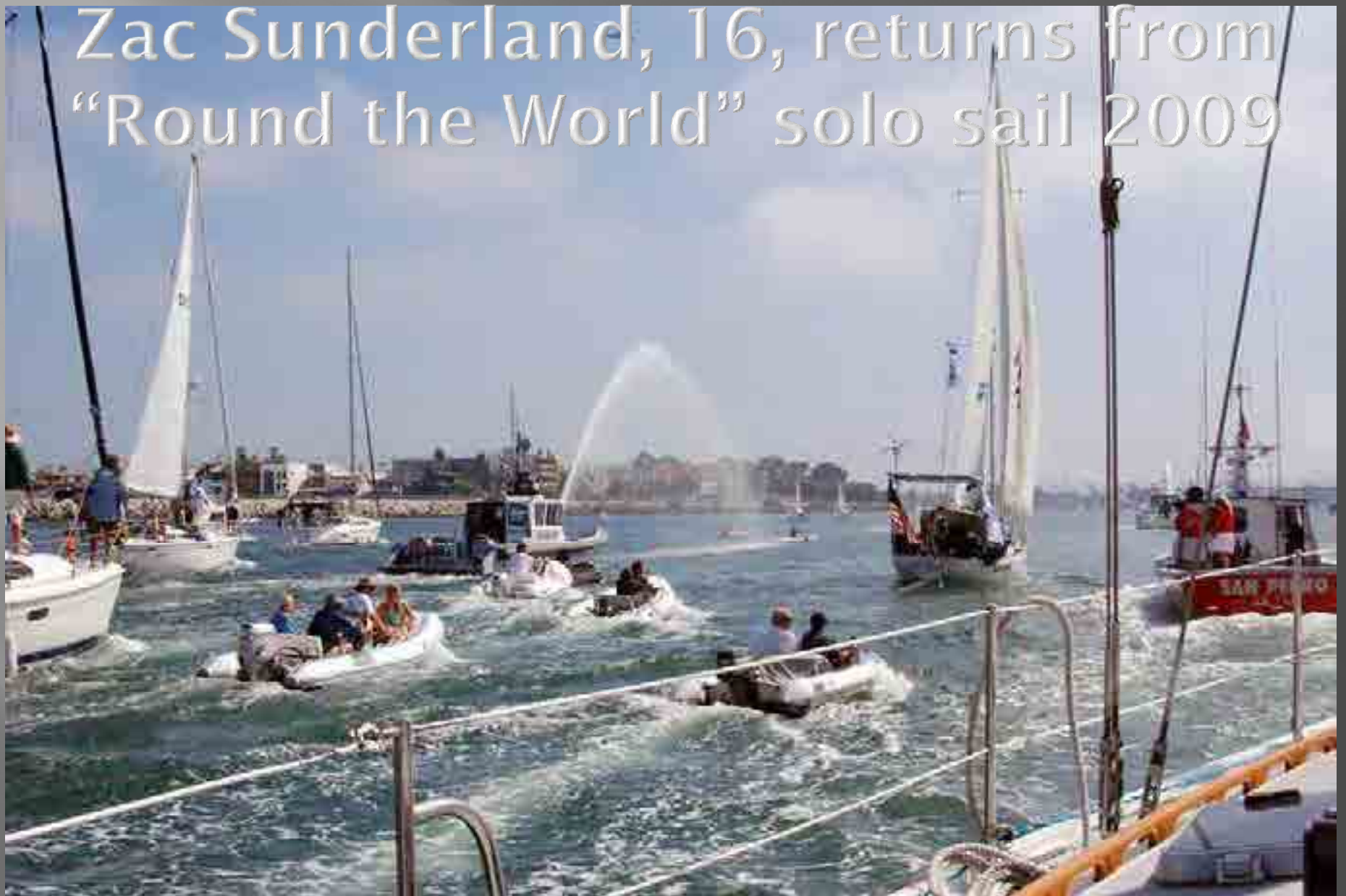
# JACQUES COUSTEAU, hosted by the Marina Foundation



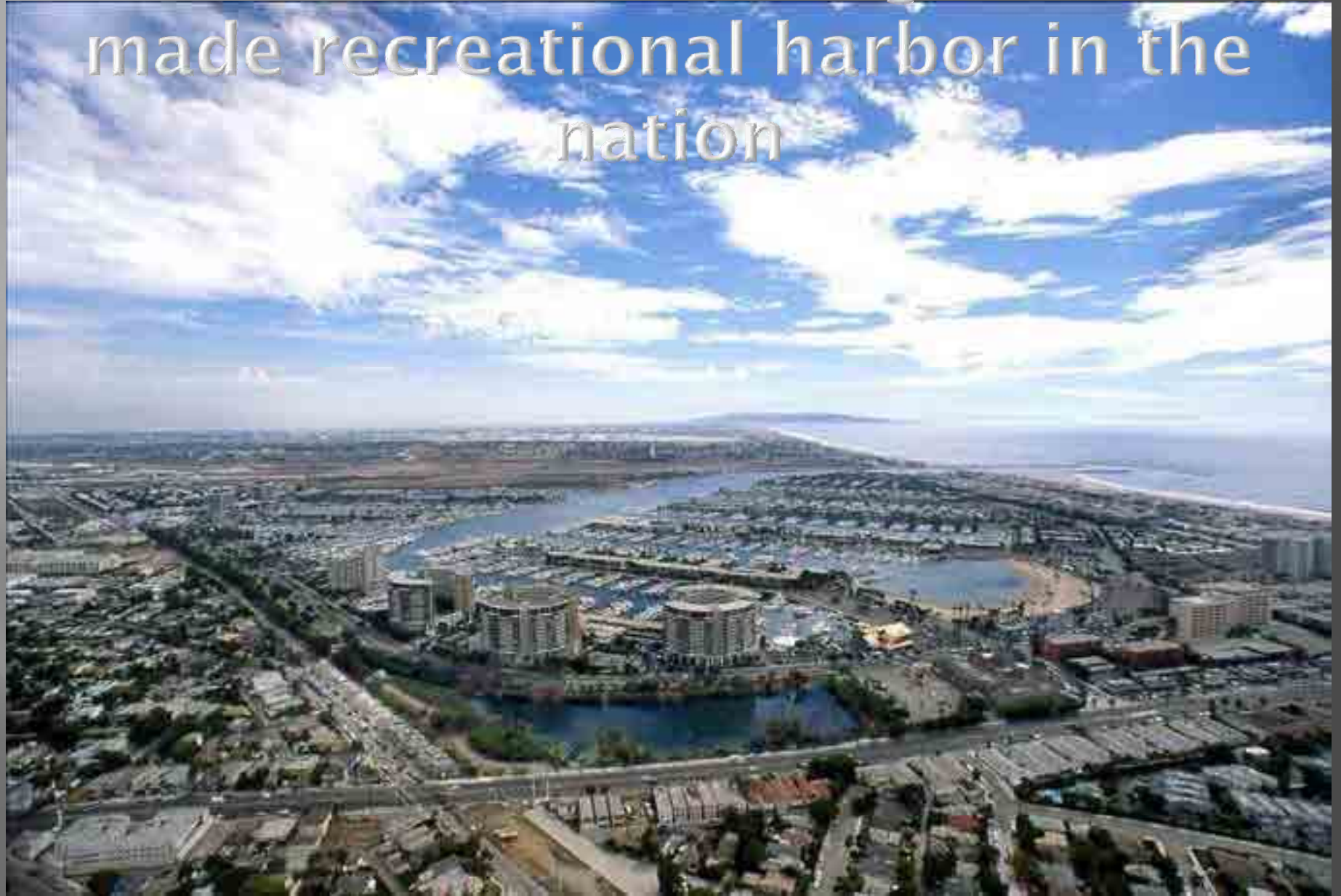
# Signing autograph at Marina del Rey Hotel, 1970



# Zac Sunderland, 16, returns from “Round the World” solo sail 2009



# MARINA DEL REY: Largest man-made recreational harbor in the nation



# Our Fireboat and Helicopter Protectors





April 10, 1965  
Official  
Dedication  
bronze, Admin  
Building, Fiji  
Way. 50<sup>th</sup>  
Anniversary of  
Marina del Rey  
to be  
celebrated  
April 10, 2015.

# Photographs are from the Collections of the Marina del Rey Historical Society

- ▣ The Marina del Rey Historical Society is a 501c3 non-profit charitable organization whose resource database identifies and preserves private and public archives that document aspects of Marina del Rey history and development. Memberships and contributions are welcome. Please call 310.578.1001 for information.



*To enrich lives through effective and caring service*




Santos H. Kreimann  
Director

Karin Schatzman  
Chief Deputy

Gary Jones  
Deputy Director

April 5, 2012

TO: Small Craft Harbor Commission

FROM: Santos H. Kreimann, Director 

SUBJECT: **AGENDA ITEM 7b – PRESENTATION ON STATUS OF DPW  
INFRASTRUCTURE PROJECTS IN MARINA DEL REY**

The Los Angeles County Department of Public Works (DPW) will deliver a presentation to update the Commission on the status of the various public works projects planned and underway in and around Marina del Rey.

Please contact me at (310) 305-9522 if you have any questions or need additional information.

SHK/mk



# MARINA DEL REY INFRASTRUCTURE PROJECTS

As of April 4, 2012



COMPLETED

UNDER CONSTRUCTION

UNDER CONSTRUCTION

## 1 - ODOR CONTROL PROJECT

Construction Start Date: March 2011

Scope of Work: To control odors from a sewer force main outlet manhole at Admiralty Way. Work will include the installation of a scrubber unit and cabinet, 80 feet of high density polyethylene pipe, electrical work, and landscaping.

## 2 - 18-INCH WATERLINE REPLACEMENT PHASE II PROJECT

Construction Start Date: May 2011

Scope of Work: Improve the Marina del Rey Water System to meet domestic and fire protection demands. Install approximately 9,500 linear feet of new 18-inch diameter steel pipeline along Admiralty Way and portions of Via Marina and Fiji Way to replace the existing, aged, and undersized 14-inch diameter water main.

## 3 - TIDE GATE PROJECT

Construction Start Date: February 2012

Scope of Work: The project includes rehabilitating and upgrading the existing tide gate facility, including replacing the manually-operated slide gates with new automated gates, repairing the damaged concrete wing walls, and re-lining the corrugated metal discharge pipes.

## 4 - SEAWALL REFURBISHMENT PROJECT

Construction Start Date: June 2012

Scope of Work: To ensure the prolonged integrity of the Marina by performing crucial maintenance, inspection, and as-needed repair services on the seawall (approx. 7.3 miles in length) at 100 various locations

## 5 - BOATHOUSE PROJECT

Construction Start Date: June 2012

Scope of Work: Remodel boathouse facilities to meet ADA compliance. The improvements include the installation of new ADA compliant drinking fountains and elevator with new machine room and utilities; remodel and expansion of existing toilet & shower facilities for ADA compliance; installation of a new electrical system to support renovated areas; and seismic upgrade to existing structure above and below the water line.

## 6 - MANHOLE LINING PROJECT – PHASE III

Estimated Construction Start Date: September 2012

Scope of Work: To reduce the potential of groundwater infiltration into sewer manholes. Infiltration of groundwater reduces the capacity of the pipes which are already impacted by growth and development of the area. Work consists of the installation of a seamless plastic coating inside 75 sewer manholes.

## 7 - ADMIRALTY WAY STREET IMPROVEMENT PROJECT

Estimated Construction Start Date: February 2013

Scope of Work: To provide sufficient capacity to accommodate future traffic conditions to comply with the Marina del Rey Local Coastal Program. The project will also include resurfacing the existing pavement. Improvements will include traffic turn pocket modifications, new pavement, traffic signal upgrade, signing and striping, street light relocation, median reconfiguration and median landscape replacement.

## 8 - PARKING LOTS 5 AND 7 PARKWAY IMPROVEMENT PROJECT

Estimated Construction Start Date: August 2012

Scope of work: To improve water quality in the Marina; remove pollutants to address Total Maximum Daily Load (TMDL) concerns; install bio-retention devices within parkways just outside of Lot 7 and bio-filtration devices within existing planter boxes in Lot 5 to treat stormwater runoff from parking lots; reduce quantity of stormwater runoff while implementing Low-Impact Development (LID) strategies.

## 9 - OXFORD RETENTION BASIN MULTI-USE ENHANCEMENT PROJECT

Estimated Construction Start Date: January 2014

Scope of Work: Improve flood control function, water quality, habitat, aesthetics, and recreation opportunities of Oxford Basin. Work will include re-grading, a circulation berm, replacement of non-native vegetation with native species, a decomposed granite walking path around the basin, and less obstructive fencing.

## 10 - ADMIRALTY WAY SETTLEMENT REPAIR PROJECT

Estimated Construction Start Date: August 2012

Scope of Work: Repair the settled roadway to prevent further settlement; remove existing grade and place layers of Geogrid; reconstruct sidewalks, curbs, gutters, driveways and medians; restore existing street lights, traffic loops, roadway striping and update signage.

## 11 - 18-INCH WATER LINE REPLACEMENT PHASE III PROJECT

Estimated Construction Start Date: November 2013

Scope of Work: Improve the Marina del Rey Water System to meet domestic and fire protection water demands. Phase III consists of the installation of approximately 9,800 linear feet of 18-inch diameter steel pipeline along Via Marina and Fiji Way to replace the existing, aged, and undersized 10-inch and 14-inch diameter water mains.

## 12 - ADMIRALTY WAY VIA MARINA ROADWAY PROJECT

Estimated Construction Start Date: March 2014

Scope of Work: To improve traffic flow and reduce traffic delay at the intersection of Via Marina and Admiralty Way. Reconfigure the existing "T" intersection to create additional left-turn pockets. Work will include reconstruction of medians, sidewalks, curbs, gutters; relocation of catch basins, street lights, and two bus pads; traffic signal upgrade, and striping.

## 13 - FIJI WAY BIKE LANE PROJECT

Estimated Construction Start Date: July 2014

Scope of work: Improve connectivity to regional bikeways. Design and construct 0.65 miles of 8-foot wide Class II bike lanes from Admiralty Way to the end of Fiji Way. Traffic lane modifications will be necessary to accommodate the Class II bicycle lanes.

\* The above Construction Start dates are approximate and subject to change at any time without notice.



*To enrich life through effective and caring service*



April 5, 2012

Santos H. Kreimann  
Director

Kelly Schenstrom  
Chief Deputy

Gay Jones  
Deputy Director

TO: Small Craft Harbor Commission

FROM: *[Signature]* Santos H. Kreimann, Director

SUBJECT: **ITEM 8 - ONGOING ACTIVITIES REPORT**

**BOARD ACTIONS ON ITEMS RELATING TO MARINA DEL REY**

On February 7, 2012 the Board adopted Ordinance No. 2012-0005 entitled, "An ordinance amending Title 2 - Administration; Title 3 - Advisory Commissions and Committees; and Title 17 - Parks, Beaches and Other Public Areas of the Los Angeles County Code, relating to the operation and use of beaches that are owned, controlled, or managed by the County, to the authority of the Fire Chief of the Consolidated Fire Protection District, Sheriff, Director of the Department of Beaches and Harbors, and ocean lifeguards in governing these beaches, and to the appointment and length of service requirements for members of the Beach Commission." This ordinance shall take effect March 8, 2012.

Also on February 7, 2012 the Board adopted Ordinance No. 2012-0006 entitled, "An ordinance amending Title 19 - Airports and Harbors of the Los Angeles County Code, relating to the operation of the County's harbors" imposing restrictions on anchoring on the shoreward side of the Marina del Rey detached breakwater, and also on the approaches to Marina del Rey Small Craft Harbor; also clarifies certain license and permit requirements on various enumerated events and activities at public areas of Marina del Rey, and modifies certain provisions relating to enforcement, parking and unlawful activities at these public areas. This ordinance shall take effect March 8, 2012.

On February 14, 2012 the Board accepted the Director of Beaches and Harbors verbal report on the Frisbee and ball playing provisions and its impact on the public due to the newly adopted ordinance. The Board instructed the Director of Beaches and Harbors to rewrite the section of the Beach Ordinance regarding frisbee and ball playing in a manner which clearly states that such activities by small groups and individuals are allowed at all times on the County beach, unless directed otherwise by the County Lifeguard or other designees of the Department of Beaches and Harbors to protect public safety and enjoyment of the beach.

On February 28, 2012 the Board approved to reduce the permit fee to \$100, waived parking fees totaling \$480, and waived the estimated gross receipts fee in the amount of \$3,783 excluding the cost of liability insurance, at the Fisherman's Village parking lot in

Marina del Rey for Loyola Marymount University's Boat House's 50<sup>th</sup> Anniversary, to be held March 10, 2012 from 11:00 a.m. to 2:00 p.m.

On March 6, 2012 the Board approved an increase contract amount of \$8,500 with R.Y. Engineering Works, Inc., related to additional landscaping for Marina del Rey Odor Control, for construction of a sanitary sewer air scrubber, in the unincorporated community of Marina del Rey and found that the work will have no significant affect on the environment.

On March 13, 2012 the Board awarded and instructed the Chairman to sign a three-year contract with Modern Parking Inc., for parking lot management services at County-operated public beaches and in Marina del Rey, at an annual cost not to exceed \$1,551,132 plus an annual incentive payment of 15% of the revenue increase from the previous year, excluding taxes due, fee increases or service expansion, effective April 16, 2012 with two one-year extension options and an additional maximum six month-to-month extensions; and authorize the Director of Beaches and Harbors to exercise the contract renewal options and to increase the contract amount up to 10% in any ear of the contract or option year for any additional or unforeseen services within the scope of the contract.

On March 20, 2012 the Board adopted a resolution with its associated amendments, Project No. R2009-02277-(4), to the Marina del Rey Land Use Plan (Land Use Plan), a component of the Marina del Rey Local Coastal Program, which reflects the California Coastal Commission's suggested modifications to the Land Use Plan.

Also on March 20, 2012 the Board adopted Ordinance No. 2012-0016 entitled, "An ordinance amending Title 22- Planning and Zoning of the Los Angeles County code, relating to the Marina del Rey specific Plan, to make all amendments that are necessary to accommodate the known and planned development in Marina del Rey as of the date of this ordinance." The ordinance amends the Marina del Rey Specific Plan (Specific Plan), a component of the Marina del Rey Local Coastal Program, which reflects the California Coastal Commission's suggested modifications to the Specific Plan. This ordinance will take effect April 19, 2012.

On March 20, 2012 the Board approved the change in work being performed by R.Y. Engineering Works inc., and increased contract amount of \$9,500 for \_Project ID No.SMDMDR0012-Marina del Rey Odor Control, construction of a sanitary sewer air scrubber, in the unincorporated community of Marina del Rey and that the work will have no significant affect on the environment.

#### **REGIONAL PLANNING COMMISSION'S CALENDAR**

No items relating to Marina del Rey appeared before the Regional Planning Commission during the months of February or March.

### **CALIFORNIA COASTAL COMMISSION CALENDAR**

On February 8, 2012, the Coastal Commission concurred with the Executive Director's determination that action by Los Angeles County, accepting certification of MDR-MAJ-1-11 with modifications, is legally adequate.

### **VENICE PUMPING PLANT DUAL FORCE MAIN PROJECT UPDATE**

The status of this project has not changed since the last meeting. The Court entered a judgment on September 26, 2011 consistent with the tentative ruling issued on July 28, 2011, which barred the City of Los Angeles from building a new 54-inch sewer main from Venice to Playa del Rey through unincorporated Marina del Rey when another comparable route along Pacific Avenue in city territory exists.

### **OXFORD BASIN PROJECT UPDATE**

The status of this project has not changed since the last meeting. DPW reported that the Sediment and Water Quality Characterization Study and the biological study have been completed. The Phase II soil investigation sampling was completed in September 2011 and draft findings were available November 30. 60% design plans have been completed and 100% design plans are expected to be done by May 2012. A consultant has been hired to start the environmental review process. The project is scheduled for completion in early 2014.

### **REDEVELOPMENT PROJECT STATUS REPORT**

The updated Marina del Rey Redevelopment Projects Descriptions and Status of Regulatory/Proprietary Approvals report is attached.

### **DESIGN CONTROL BOARD MINUTES**

The minutes for the December 2011 meeting and January 2012 meeting are attached. The November 2011 meeting was cancelled. The minutes for the December 2011 meeting have not yet been approved.

### **UNLAWFUL DETAINER ACTIONS**

For the months of February 2012 and March 2012, there were no unlawful detainer lawsuits reported by the lessees.

### **BIKE ACCESS ON STRIP OF LAND BETWEEN OCEAN FRONT WALK AND THE BEACH**

A proposed pathway for a bike path connecting Washington Boulevard to the existing Marina bike path is discussed in the Regional Planning Commission's Los Angeles County Bicycle Master Plan report at:

[http://planning.lacounty.gov/assets/upl/case/r2011-00874\\_ravised\\_draft\\_bicycle\\_master\\_plan.pdf](http://planning.lacounty.gov/assets/upl/case/r2011-00874_ravised_draft_bicycle_master_plan.pdf)

**NOTIFICATION OF LESSEES PAYING ONLY MINIMUM RENT**

Based on a review of rents paid over a twelve month period, no lessees within Marina del Rey are paying only minimum rent.

**MARINA DEL REY SLIP VACANCY REPORT**

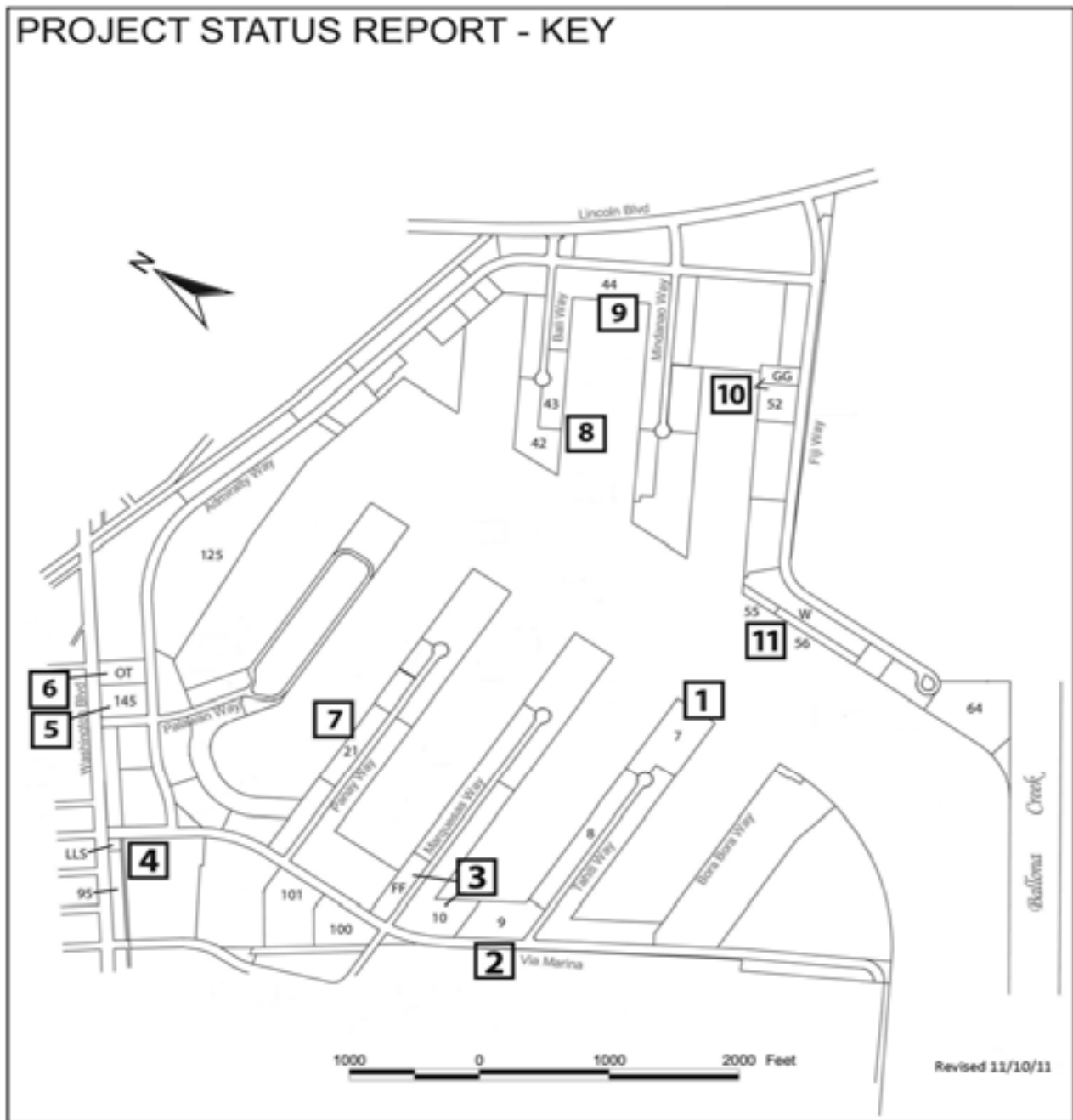
The overall vacancy percentage across all anchorages in Marina del Rey stood at 17.79% March 2012. Adjusted to remove out of service slips and 50% of available double slips, vacancy within Marina del Rey stands at 14.04%. Vacancies in the various size classifications are separated by anchorage and are provided in the documents attached.

SHK:mk  
Attachments (5)

Marina del Rey Redevelopment Projects  
Descriptions and Status of Regulatory/Proprietary Approvals  
As of March 5, 2012

Map Key	Parcel No. -- Project Name/Lessee	Lessee Name/ Representative	Redevelopment Proposed	Massing and Parking	Status	Regulatory Matters
1	<b>7</b> -- Tahiti Marina/K. Hakim	Kamran Hakim	* Complete leasehold refurbishment; 149 apartments * Relocate landside boater facilities * 214 slips + 9 end ties will not be reconstructed at this time	<b>Massing</b> -- 3 stories, 36'-7" in height <b>Parking</b> -- Currently 465 spaces. Possible slight reduction of parking due to relocation of landside boating facilities. Impact is currently unknown.	Proprietary -- BOS action on term sheet on 9/29/09. Regulatory -- The 30-day public review period of the MND was 3/15/10 through 4/14/10. BOS certified MND on 7/20/10. Site renovation approved in concept by DCB on 7/21/10. DRP Site Plan application filed on 9/13/10. Final DCB concept was approved as submitted without conditions on 12/15/10. DRP Site Plan application approved on 1/20/11. B&S issued building permit on 6/22/11 and 1st phase of construction will begin December 2011.	No Variance proposed
2	<b>9</b> -- Woodfin Suite Hotel Woodfin Hotels	Sam Hardage	* Massing will change due to 4/26/11 BOS hearing request. * New public transient docks * 28 foot-wide waterfront promenade * Wetland park	<b>Massing</b> -- Massing will change due to 4/26/11 BOS hearing request. <b>Parking</b> -- All project required parking to be located on site	Proprietary -- Term sheet action by BOS February 2007 Regulatory -- DCB initial hearing May 2006, conceptual approval on June 2006. RPC filing on November 2006. RPC continued the item from 10/29/08, and on 10/14/09 requested a DCB review for promenade improvements prior to returning on 2/3/10. DCB approval of promenade improvements on 12/17/09. RPC continued item on 2/3/10. RPC approval of Tentative Tract Map, CDP, CUP, Parking Permit, Variance and FEIR for landside on 3/10/10. RPC approval of CDP for wetland park and Plot Plan for waterside on 3/10/10. Project appealed to BOS; on April 26, 2011, the BOS asked that the remodified hotel design return to RPC and DCB for reconsideration.	
3	<b>10/FF</b> -- Neptune Marina/ Legacy Partners	Tim O'Brian	* 526 apartments * 161-slip marina + 7 end-ties * 28 foot-wide waterfront promenade * Replacement of public parking both on and off site	<b>Massing</b> -- Four 55' tall clustered 4-story residential buildings over parking with view corridor <b>Parking</b> -- 1,012 project required parking spaces to be provided (103 public parking spaces to be replaced off site)	Proprietary -- Term sheet action by BOS August 2004; lease documents approved by BOS August 2008. SCHC voted on 8/10/11 to support recommendation for renewal of option to extend the lease agreement. Regulatory -- DCB conceptual approval on June 2006. RPC filing on November 2006; Scoping meeting held on April 23, 2007. DCB approval of promenade improvements on 12/17/09. RPC certified EIR on 3/10/10 and recommended approval of Plan Amendment, CDP, CUP and Variance to BOS. Project was included in the LCP map and text amendment approved by the BOS on 2/1/11; on April 26, 2011, the BOS approved the project and certified the EIR. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. LCP amendment also approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCPA & CDP on 11/29/11. Final amendment report was provided to CCC in February 2012. The BOS has yet to take action approving a resolution on the amendments to the LCP approved by the CCC.	LCP amendment to allow apartments on Parcel FF, remove Open Space category, and transfer development potential from other development zones Parking permit to allow 103 replacement public parking spaces off site Variance for enhanced signage and reduced setbacks
4	<b>95/LLS</b> -- Marina West Shopping Center/Gold Coast	Michael Pashaie/ David Taban	*23,500 square feet of commercial/retail/restaurant and public park component.	<b>Massing</b> -- Single story buildings <b>Parking</b> -- All parking required of the project to be located on site	Proprietary -- New Term sheet to be negotiated. Regulatory -- To be determined.	No Variance proposed
5	<b>145</b> -- Marina International Hotel/ IWF Marina View Hotel	Dale Marquis	* Complete renovation of 134 rooms	<b>Massing</b> -- Two 3-story buildings, 42' and five 1-story bungalows, 22' <b>Parking</b> -- 208 parking spaces.	Proprietary -- BOS action on term sheet on 2/16/10 and on 2/8/11, approved option to extend the lease term for 39 years. Regulatory -- DCB initial hearing November 2008; conceptual approval granted January 2009. Initial Study received by DRP May 2009; 30-day public review period of the MND was 3/10/10 through 4/09/10. SCHC reviewed MND on 12/14/10. BOS certified the MND on 2/08/11. Site Plan Review application approved by DRP on 4/20/11. DCB approval of final design granted on 7/20/11.	No Variance proposed
6	<b>OT</b> -- Oceana Retirement Facility/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	* 114-unit congregate care units plus ancillary uses * 3,500 square feet of retail space * Replacement of 92 public parking spaces on site * Public accessway from Washington to Admiralty	<b>Massing</b> -- One 5-story residential (senior) building over ground-floor retail and parking; 65' tall <b>Parking</b> -- On-site parking includes all required project parking, 92 public parking spaces (94 public parking spaces to be replaced off site near Marina Beach)	Proprietary -- Lease documents approved by BOS July 2008. Aproval of Renewal of Lease Option Agreement for a 66-month extension approved by BOS on 10/4/11. Regulatory -- DCB conceptual approval on August 2005; RPC filing May 2006. DCB approval of pedestrian plaza on 2/17/10. RPC continued project on 10/21/09 to 12/16/09. RPC certified EIR 4/28/10 and recommended approval of Plan Amendment, CDP, CUP, and Parking Permit to BOS. Project was included in the LCP map and text amendment approved by the BOS on 2/1/11; On 4/26/11, the BOS approved the project and certified the EIR; LCP map and text amendment approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCPA & CDP on 11/29/11. Final amendment report was provided to CCC in February 2012. The BOS has yet to take action approving a resolution on the amendments to the LCP approved by the CCC.	LCP amendment to create Active Seniors Accommodations Land Use Category and rezone OT from Parking to Active Seniors Accommodations with Mixed Use Overlay Zone, and transfer development potential between Development Zones Parking permit for senior retirement facility and to allow some replacement public parking off site. No Variance proposed
7	<b>21</b> -- Holiday Harbor Courts/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	<u>Phase 1</u> * 5-story, 29,300 square-foot mixed-use building (health club, yacht club, retail, marine office) * 92-slip marina * 28 foot-wide waterfront promenade and pedestrian plaza <u>Phase 2 (Parcel C)</u> * Westernmost portion of land to revert to County for public parking	<b>Massing</b> -- One 56' tall commercial building with view corridor/community park <b>Parking</b> -- Six-level parking structure (447 spaces) to contain: all project required parking, 94 (replacement for OT) spaces and Parcel 20 boater parking	<u>Phase 1</u> Proprietary -- Lease option documents approved by BOS July 2008. Aproval of Renewal of Lease Option Agreement for a 66-month extension approved by BOS on 10/4/11. Regulatory -- DCB conceptual approval on August 2005. RPC filing September 2006. DCB approval of promenade on 2/17/10. RPC certified EIR and approved CDP, CUP, and Parking Permit on 4/28/10. Appeal to BOS filed 5/12/10; on April 26, 2011, the BOS approved the project and certified the EIR. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. On 12/8/11, the CCC denied WeAreMdR's appeal of the BOS 4/26/11 determination and approval is final. <u>Phase 2 (Parcel C)</u> DCB hearing March and April 2006 on transfer of leasehold to County. Item continued.	CDP for landside from Regional Planning CDP for waterside from Coastal Commission No Variance proposed
8	<b>42/43</b> -- Marina del Rey Hotel/ IWF MDR Hotel	Dale Marquis	* Complete renovation of existing 154-room hotel and new 277-slip marina.	<b>Massing</b> -- 36' tall hotel building <b>Parking</b> -- 372 Parking spaces	Proprietary -- Term sheets initialed; Parcel 42 on 9/7/09 and Parcel 43 on 8/31/09. On 5/17/11 BOS approved Option to bifurcate Parcels 42 and 43 into separate leaseholds, expand Parcel 43 water premises, and extend lease for 39 years. Regulatory -- DRP application for environmental review only was signed by DBH on 4/28/10. MND public review period ended 12/20/10. SCHC reviewed MND and Option on 3/9/11. BOS certified MND on 5/17/11. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11.	No Variance proposed
9	<b>44</b> - Pier 44/Pacific Marina Venture	Michael Pashaie/ David Taban	* Build 5 new visitor serving commercial and dry storage buildings * 91,090 s.f. visitor serving commercial space * 143 slips + 5 end ties and 234 dry storage spaces	<b>Massing</b> -- Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building, 65'5" tall. 771.5 lineal feet view corridor proposed <b>Parking</b> -- 381 at grade parking spaces will be provided with shared parking agreement (402 parking spaces are required)	Proprietary -- Term sheet to be negotiated . Regulatory -- Initial DCB review during the October 2008 meeting, but project will be revised. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11.	Shared Parking Agreement No Variance proposed
10	<b>52/GG</b> -- Boat Central/ Pacific Marina Development	Jeff Pence	* 345-vessel dry stack storage facility * 30-vessel mast up storage space * 5,300 s.f. County boatwright facility	<b>Massing</b> -- 81.5' high boat storage building partially over water and parking with view corridor <b>Parking</b> -- All parking required of the project to be located on site, public parking to be replaced on Parcel 56	Proprietary -- Term sheet action by BOS on July 2006; Option to lease approved by SCHC March 2007 and by BOS May 2007. BOS granted extension and modification of Option on 11/10/09. Regulatory -- DCB review continued on March 2007, project disapproved on May 2007. DRP application filed December 2008. Screencheck Draft EIR received July 2009. 2nd Screencheck Draft EIR received June 2010. Updated 2nd DEIR agency review period 12/06/10 through 1/05/11. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. LCP map and text amendment also approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCPA & CDP on 11/29/11. Final amendment report was provided to CCC in February 2012. Public review of DEIR from 1/5/12 to 3/5/12 and public hearing for testimony on DEIR only was scheduled for 2/5/12 in Chace Park, MdR. The BOS has yet to take action approving a resolution on the amendments to the LCP approved by the CCC.	LCP amendment to rezone site to Boat Storage and to transfer Public Facility use to another parcel. Variance for reduced setbacks and Architectural Guidelines requiring that structures beat least 15 ft. from bulkhead
11	<b>55/56/W</b> -- Fisherman's Village/ Gold Coast	Michael Pashaie/ David Taban	* 132-room hotel * 65,700 square foot restaurant/retail space * 30-slip new marina * 28 foot-wide waterfront promenade	<b>Massing</b> -- Nine mixed use hotel/visitor-serving commercial/retail structures (8 1- and 2-story and 1 60'-tall hotel over ground floor retail/ restaurant), parking structure with view corridor <b>Parking</b> -- On-site parking includes all project required parking, parking for Parcel 61 lessee (Shanghai Reds) and replacement parking from Parcel 52	Proprietary -- Lease extension Option approved by BOS December 2005. Option expired Regulatory -- DCB review continued on May 2006, conceptual approval in July 2006. DRP application filed May 2007. Screencheck DEIR in review.	Shared Parking Agreement Variance for reduced setbacks (side and waterfront)

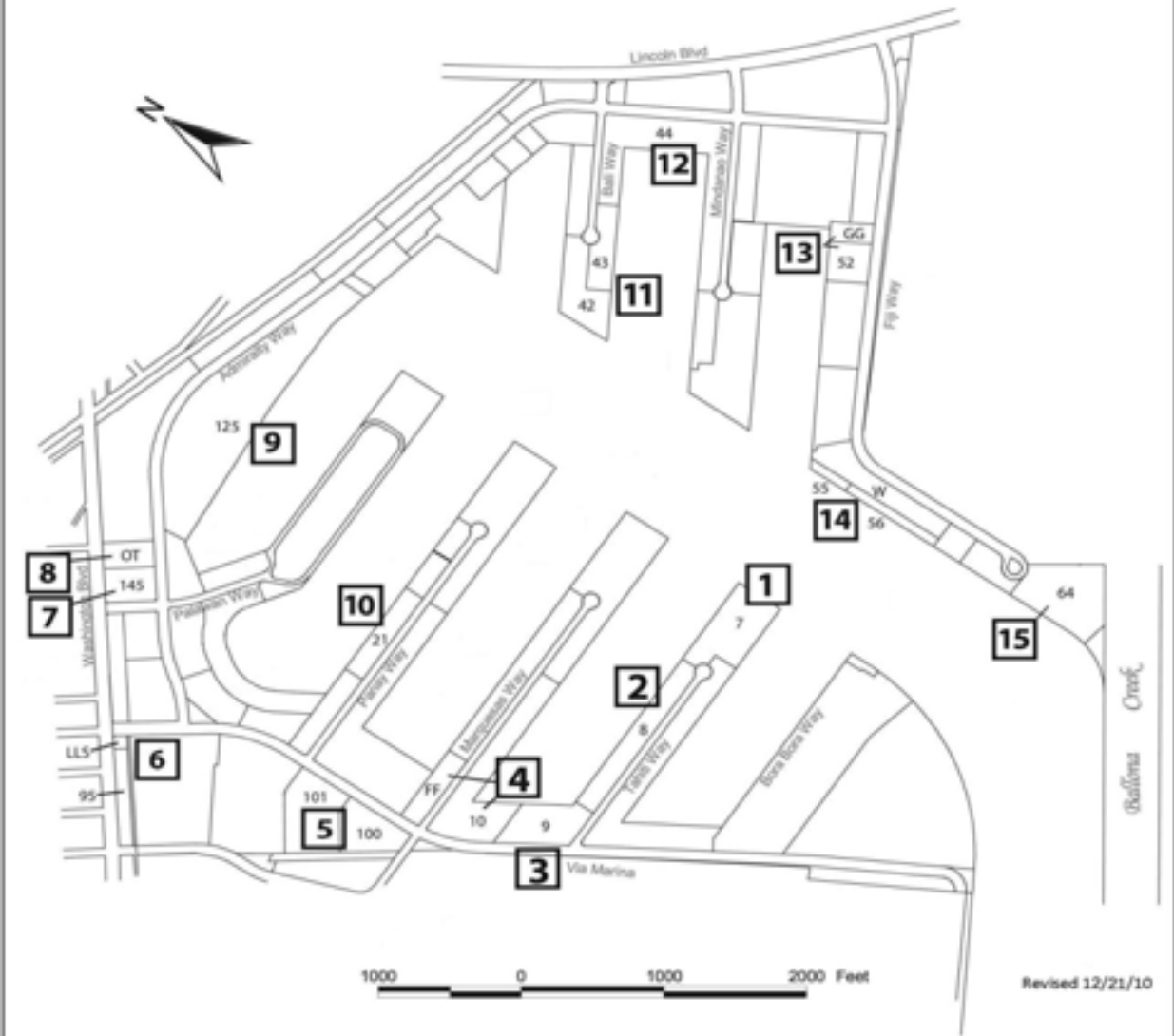
## PROJECT STATUS REPORT - KEY



**Marina del Rey Redevelopment Projects**  
**Descriptions and Status of Regulatory/Proprietary Approvals**  
**As of April 2, 2012**

Map Key	Parcel No. -- Project Name/Lessee	Lessee Name/ Representative	Redevelopment Proposed	Massing and Parking	Status	Regulatory Matters
1	<b>7</b> -- Tahiti Marina/K. Hakim	Kamran Hakim	* Complete leasehold refurbishment; 149 apartments * Relocate landside boater facilities * 214 slips + 9 end ties will not be reconstructed at this time	<b>Massing</b> -- 3 stories, 36'-7" in height <b>Parking</b> -- Currently 465 spaces. Possible slight reduction of parking due to relocation of landside boating facilities. Impact is currently unknown.	Proprietary -- BOS action on term sheet on 9/29/09. Regulatory -- The 30-day public review period of the MND was 3/15/10 through 4/14/10. BOS certified MND on 7/20/10. Site renovation approved in concept by DCB on 7/21/10. DRP Site Plan application filed on 9/13/10. Final DCB concept was approved as submitted without conditions on 12/15/10. DRP Site Plan application approved on 1/20/11. Plans currently in review by B&S for building permit.	No Variance proposed
2	<b>8</b> -- Bay Club/ Decron Properties	David Nagel	* Building renovation; 205 apartments * 207 slips + 11 end ties will be reconstructed	<b>Massing</b> -- Two 3-story residential buildings over parking; 41' and 48' <b>Parking</b> -- 315 residential parking spaces and 172 slip parking spaces	Proprietary -- Term sheet action by BOS August 2008; lease extension option approved by BOS 12/8/09. On 10/12/11 the SCHC endorsed the renewal of the lease extension option. BOS will consider the lease extension option on 10/18/11. Regulatory -- DCB continued from July 2008 with conceptual approval on August 2008. Site Plan Review application filed with DRP on 12/4/08, approved 12/23/09. BOS certified MND on 12/8/09. CDP application for new docks approved by CCC on 12/15/10. DCB final design for site renovation will be considered on 10/19/11.	No Variance proposed
3	<b>9</b> -- Woodfin Suite Hotel Woodfin Hotels	Sam Hardage	* Massing will change after 4/26/11 BOS hearing. Previously: 19-story, 288-room hotel (152 hotel rooms and 136 timeshare suites) * 6-story parking structure containing 360 spaces * New public transient docks * 28 foot-wide waterfront promenade * Wetland park	<b>Massing</b> -- Massing will change due to 4/26/11 BOS hearing request. <b>Parking</b> -- All project required parking to be located on site	Proprietary -- Term sheet action by BOS February 2007 Regulatory -- DCB initial hearing May 2006, conceptual approval on June 2006. RPC filing on November 2006. RPC continued the item from 10/29/08, and on 10/14/09 requested a DCB review for promenade improvements prior to returning on 2/3/10. DCB approval of promenade improvements on 12/17/09. RPC continued item on 2/3/10. RPC approval of Tentative Tract Map, CDP, CUP, Parking Permit, Variance and FEIR for landside on 3/10/10. RPC approval of CDP for wetland park and Plot Plan for waterside on 3/10/10. Project appealed to BOS; on April 26, 2011, the BOS asked that the remodified hotel design return to RPC and DCB for reconsideration.	
4	<b>10/FF</b> -- Neptune Marina/ Legacy Partners	Tim O'Brian	* 526 apartments * 161-slip marina + 7 end-ties * 28 foot-wide waterfront promenade * Replacement of public parking both on and off site	<b>Massing</b> -- Four 55' tall clustered 4-story residential buildings over parking with view corridor <b>Parking</b> -- 1,012 project required parking spaces to be provided (103 public parking spaces to be replaced off site)	Proprietary -- Term sheet action by BOS August 2004; lease documents approved by BOS August 2008. SCHC voted on 8/10/11 to support recommendation for renewal of option to extend the lease agreement. Regulatory -- DCB conceptual approval on June 2006. RPC filing on November 2006; Scoping meeting held on April 23, 2007. DCB approval of promenade improvements on 12/17/09. RPC certified EIR on 3/10/10 and recommended approval of Plan Amendment, CDP, CUP and Variance to BOS. Project was included in the LCP map and text amendment approved by the BOS on 2/1/11; on April 26, 2011, the BOS approved the project and certified the EIR. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. LCP amendment also approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCPA & CDP on 11/29/11. Final amendment report was provided to CCC in February 2012; on 3/20/12 the BOS approved Counsel's final resolution on the LUP as suggested by the CCC, the ordinance amendments to Title 22 will take effect 4/19/12.	LCP amendment to allow apartments on Parcel FF, remove Open Space category, and transfer development potential from other development zones Parking permit to allow 103 replacement public parking spaces off site Variance for enhanced signage and reduced setbacks
5	<b>100/101</b> -- The Shores/ Del Rey Shores	Jerry Epstein/ David Levine	* 544-unit apartment complex * 10 new public parking spaces	<b>Massing</b> -- Twelve 75' tall 5-story residential buildings <b>Parking</b> -- All parking required of the project to be located on site plus 10 public beach parking spaces	Proprietary -- Lease extension Option approved by BOS December 2006. 18-month extension of Option approved by BOS on 12/15/09. BOS approved modifications to the form of Amended and Restated Lease Agreement on 2/15/11. Regulatory -- DCB concept approval 1/20/05. RPC approval June 2006; BOS heard appeal February 2007; and approved project March 2007. DCB final review 7/19/07. Per court order, EIR redone as to grading; BOS approved EIR 12/16/08. Building permit issued 3/3/11; construction started 3/18/11.	Variance for enhanced signage
6	<b>95/LLS</b> -- Marina West Shopping Center/Gold Coast	Michael Pashaie/ David Taban	*23,500 square feet of commercial/retail/restaurant and public park component.	<b>Massing</b> -- Single story buildings <b>Parking</b> -- All parking required of the project to be located on site	Proprietary -- New Term sheet to be negotiated. Regulatory -- To be determined.	No Variance proposed
7	<b>145</b> -- Marina International Hotel/ IWF Marina View Hotel	Dale Marquis	* Complete renovation of 134 rooms	<b>Massing</b> -- Two 3-story buildings, 42' and five 1-story bungalows, 22' <b>Parking</b> -- 208 parking spaces.	Proprietary -- BOS action on term sheet on 2/16/10 and on 2/8/11, approved option to extend the lease term for 39 years. Regulatory -- DCB initial hearing November 2008; conceptual approval granted January 2009. Initial Study received by DRP May 2009; 30-day public review period of the MND was 3/10/10 through 4/09/10. SCHC reviewed MND on 12/14/10. BOS certified the MND on 2/08/11. Site Plan Review application approved by DRP on 4/20/11. DCB approval of final design granted on 7/20/11	No Variance proposed
8	<b>OT</b> -- Oceana Retirement Facility/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	* 114-unit congregate care units plus ancillary uses * 3,500 square feet of retail space * Replacement of 92 public parking spaces on site * Public accessway from Washington to Admiralty	<b>Massing</b> -- One 5-story residential (senior) building over ground-floor retail and parking; 65' tall <b>Parking</b> -- On-site parking includes all required project parking, 92 public parking spaces (94 public parking spaces to be replaced off site near Marina Beach)	Proprietary -- Lease documents approved by BOS July 2008. Approval of Renewal of Lease Option Agreement for a 66-month extension approved by BOS on 10/4/11. Regulatory -- DCB conceptual approval on August 2005; RPC filing May 2006. DCB approval of pedestrian plaza on 2/17/10. RPC continued project on 10/21/09 to 12/16/09. RPC certified EIR 4/28/10 and recommended approval of Plan Amendment, CDP, CUP, and Parking Permit to BOS. Project was included in the LCP map and text amendment approved by the BOS on 2/1/11; On 4/26/11, the BOS approved the project and certified the EIR; LCP map and text amendment approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCPA & CDP on 11/29/11. Final amendment report was provided to CCC in February 2012; on 3/20/12 the BOS approved Counsel's final resolution on the LUP as suggested by the CCC, the ordinance amendments to Title 22 will take effect 4/19/12.	LCP amendment to create Active Seniors Accommodations Land Use Category and rezone OT from Parking to Active Seniors Accommodations with Mixed Use Overlay Zone, and transfer development potential between Development Zones Parking permit for senior retirement facility and to allow some replacement public parking off site. No Variance proposed
9	<b>125</b> -- Marina City Club	Karen Seemann	* 282 slip marina will be reconstructed * Marina Walk and fire access improvements with new pavers, railing, landscape and pedestrian amenities.	<b>Massing</b> -- No modifications to existing buildings proposed. <b>Parking</b> -- Existing 361 shared parking spaces will remain unchanged.	Proprietary -- Lease amendment adopted by BOS on 7/6/10. Regulatory -- DCB conceptual promenade design review approved on 11/17/10. DRP Site Plan Review application filed 10/26/10. Proposed marina replacement is included in the County's master waterside CDP application to CCC and will be considered during the November 2011 meeting. Reconstruction of Marina Walk and docks is anticipated from September 2011 through August 2013. Final approval of promenade improvements granted by DCB on 3/16/11.	CDP for waterside is needed from Coastal Commission No Variance proposed
10	<b>21</b> -- Holiday Harbor Courts/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	<u>Phase 1</u> * 5-story, 29,300 square-foot mixed-use building (health club, yacht club, retail, marine office) * 92-slip marina * 28 foot-wide waterfront promenade and pedestrian plaza <u>Phase 2 (Parcel C)</u> * Westernmost portion of land to revert to County for public parking	<b>Massing</b> -- One 56' tall commercial building with view corridor/community park <b>Parking</b> -- Six-level parking structure (447 spaces) to contain: all project required parking, 94 (replacement for OT) spaces and Parcel 20 boater parking	<u>Phase 1</u> Proprietary -- Lease option documents approved by BOS July 2008. Approval of Renewal of Lease Option Agreement for a 66-month extension approved by BOS on 10/4/11. Regulatory -- DCB conceptual approval on August 2005. RPC filing September 2006. DCB approval of promenade on 2/17/10. RPC certified EIR and approved CDP, CUP, and Parking Permit on 4/28/10. Appeal to BOS filed 5/12/10; on April 26, 2011, the BOS approved the project and certified the EIR. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. On 12/8/11, the CCC denied WeAreMdr's appeal of the BOS 4/26/11 determination and approval is final. <u>Phase 2 (Parcel C)</u> DCB hearing March and April 2006 on transfer of leasehold to County. Item continued.	CDP for landside from Regional Planning CDP for waterside from Coastal Commission No Variance proposed
11	<b>42/43</b> -- Marina del Rey Hotel/ IWF MDR Hotel	Dale Marquis	* Complete renovation of existing 154-room hotel and new 277-slip marina.	<b>Massing</b> -- 36' tall hotel building <b>Parking</b> -- 372 Parking spaces	Proprietary -- Term sheets initialed; Parcel 42 on 9/7/09 and Parcel 43 on 8/31/09. On 5/17/11 BOS approved Option to bifurcate Parcels 42 and 43 into separate leaseholds, expand Parcel 43 water premises, and extend lease for 39 years. Regulatory -- DRP application for environmental review only was signed by DBH on 4/28/10. MND public review period ended 12/20/10. SCHC reviewed MND and Option on 3/9/11. BOS certified MND on 5/17/11. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11.	No Variance proposed
12	<b>44</b> - Pier 44/Pacific Marina Venture	Michael Pashaie/ David Taban	* Build 5 new visitor serving commercial and dry storage buildings * 91,090 s.f. visitor serving commercial space * 143 slips + 5 end ties and 234 dry storage spaces	<b>Massing</b> -- Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building, 65'5" tall. 771.5 lineal feet view corridor proposed <b>Parking</b> -- 381 at grade parking spaces will be provided with shared parking agreement (402 parking spaces are required)	Proprietary -- Term sheet to be negotiated . Regulatory -- Initial DCB review during the October 2008 meeting, but project will be revised. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. BOS will review CCC approved changes at a future meeting.	Shared Parking Agreement No Variance proposed
13	<b>52/GG</b> -- Boat Central/ Pacific Marina Development	Jeff Pence	* 345-vessel dry stack storage facility * 30-vessel mast up storage space * 5,300 s.f. County boatwright facility	<b>Massing</b> -- 81.5' high boat storage building partially over water and parking with view corridor <b>Parking</b> -- All parking required of the project to be located on site, public parking to be replaced on Parcel 56	Proprietary -- Term sheet action by BOS on July 2006; Option to lease approved by SCHC March 2007 and by BOS May 2007. BOS granted extension and modification of Option on 11/10/09. Regulatory -- DCB review continued on March 2007, project disapproved on May 2007. DRP application filed December 2008. Screencheck Draft EIR received July 2009. 2nd Screencheck Draft EIR received June 2010. Updated 2nd DEIR agency review period 12/06/10 through 1/05/11. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. LCP map and text amendment also approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCPA & CDP on 11/29/11. Final amendment report was provided to CCC in February 2012. Public review of DEIR from 1/5/12 to 3/5/12 and public hearing for testimony on DEIR only was scheduled for 2/5/12 in Chace Park, Mdr; on 3/20/12 the BOS approved Counsel's final resolution on the LUP as suggested by the CCC, the ordinance amendments to Title 22 will take effect 4/19/12.	LCP amendment to rezone site to Boat Storage and to transfer Public Facility use to another parcel. Variance for reduced setbacks and Architectural Guidelines requiring that structures beat least 15 ft. from bulkhead
14	<b>55/56/W</b> -- Fisherman's Village/ Gold Coast	Michael Pashaie/ David Taban	* 132-room hotel * 65,700 square foot restaurant/retail space * 30-slip new marina * 28 foot-wide waterfront promenade	<b>Massing</b> -- Nine mixed use hotel/visitor-serving commercial/retail structures (8 1- and 2-story and 1 60'-tall hotel over ground floor retail/ restaurant), parking structure with view corridor <b>Parking</b> -- On-site parking includes all project required parking, parking for Parcel 61 lessee (Shanghai Reds) and replacement parking from Parcel 52	Proprietary -- Lease extension Option approved by BOS December 2005. Option expired Regulatory -- DCB review continued on May 2006, conceptual approval in July 2006. DRP application filed May 2007. Screencheck DEIR in review.	Shared Parking Agreement Variance for reduced setbacks (side and waterfront)
15	<b>64</b> -- Villa Venetia/ Lyon	Peter Zak	* Complete leasehold renovation	<b>Massing</b> -- Existing 224 units in 3 stories with portions over parking <b>Parking</b> -- All parking located on site	Proprietary -- BOS action on term sheet on 2/2/10. BOS approved assignment of Lease Option to Archstone Property Holdings, LLC., and extension of the Option Agreement expiration date to 12/31/11. Regulatory -- Project has changed from redevelopment to refurbishment. Initial Study received by DRP May 2009. MND was recirculated with 30-day public review period 7/5/10 through 8/4/10. SCHC reviewed MND on 9/08/10. BOS certified MND on 9/14/10. Site Plan application in DRP approved 11/9/10. DCB final concept approved 11/17/10.	No Variance proposed

## PROJECT STATUS REPORT - KEY





**DESIGN CONTROL BOARD MINUTES**  
**December 21, 2011, 12:30 p.m.**



San Diego, California  
December 21, 2011

San Diego, California  
December 21, 2011

San Diego, California  
December 21, 2011

**Members Present:** Peter Phinney, AIA, Chair (Fourth District); Helena Jubany, Vice Chair (First District); Tony Wong, P.E., Member (Fifth District); Simon Paslucha, Member (Third District)

**Members Absent:** David Abelar, Member (Second District)

**Department Staff Present:** Gary Jones, Deputy Director; Charlotte Miyamoto, Division Chief; Michael Tripp, Planning Specialist; Ismael Lopez, Planner; Yoni Maddox, Temporary Secretary

**County Staff Present:** Anita Gutierrez, Department of Regional Planning; Larry Hafetz, Principal Deputy County Counsel

**Guests Testifying:** Jeff Reich, CA Signs/Western Imaging; Jon Nahhas, member of the public; Robert Warrington, Marina Harbor Apartments; Captain Alex Baian, member of the public; Jeff Schabell, Architectural Group International; Victoria Paksong, Placo Landscape; Daniel Hyde, Pacifica Hotel Company

**1. Call to Order and Pledge of Allegiance**

Mr. Phinney called the meeting to order.

**Mr. Wong moved to excuse the absences of Commissioner Abelar; Seconded by Ms. Jubany, motion unanimously approved.**

Mr. Wong led the pledge of allegiance.

Mr. Phinney requested the Board approve moving the staff reports to the consent agenda. There were no objections and the proposed change to the order of the agenda was confirmed.

**2. Approval of October 19, 2011 Minutes**

Mr. Phinney asked if the commissioners have any comments on the October 19, 2011 minutes.

**Ms. Jubany moved to approve the October 19, 2011 meeting minutes; Seconded by Mr. Wong, motion unanimously approved.**

**3. Public Comment**

Mr. Phinney asked if any members of the public had any comments on any matters of interest to the Board and not on the agenda.

Jon Nahhas spoke about public scrutiny, open government, transparency from the Design Control Board members, and the online posting of submittal materials.

**4. Consent Agenda**

Staff report was moved to consent agenda per Mr. Phinney's request.

**Mr. Wong moved to approve and file the staff reports; Seconded by Ms. Jubany, motion unanimously approved.**

**5. Old Business**

None

**6. New Business**

A. Parcel 7 (Trizec Towers) – Western Imaging – Consideration of business identification signage and Design Control Board Review related thereto. DCB#11-008.

Mr. Lopez presented the project staff report.

Mr. Jeff Reich had no further comment.

**Public Comment**

Jon Nalhas objected to the DCB process and lack of project imagery available to the public. He stated that if the imagery were available to the public prior to the meetings, it would allow the members of the public a better understanding of said projects and assist them in deciding if they would attend the meetings.

**Board Comment**

Ms. Jubany asked Mr. Reich why signage labeled "B1" was placed where it was on the exhibit.

Mr. Reich stated, "It's just where they proposed it, has no other explanation."

Mr. Wong stated he wanted to defend the procedures followed by DBH staff. He agrees with the public's right to voice their comments and disagreements. His understanding is that the files have been available for the public to review but could be posted on the website, too.

(Mr. Pastucha joined the Board meeting at this point.)

Mr. Phinney requested that staff return with a report at the next meeting containing a synopsis of which project application materials are being provided currently on the website or to members of the public. Mr. Phinney described his understanding of the current practice by staff is to post the agenda on-line and not post imagery of submittal materials. He understands that the package which is distributed to Board members is also made available for public viewing at Beaches and Harbors' administrative offices and the public library. He suggested the possibility of creating another website dedicated specifically to the Design Control Board which would be easier for the public to access. Mr. Phinney stated that the Board will report back and provide the public with an idea of what resources would be needed to achieve the idea or options for alternatives.

Mr. Jones suggested that the issue could come down to the website infrastructure and file storage issues related to the large size of some design and signage plans.

Mr. Pastucha suggested a link be created on the agenda to the applicant's submittal. He also recommended that the applicants must submit a digital submittal along with the regular application to be uploaded.

**Mr. Wong moved to approve the project; Seconded by Ms. Jubany; motion unanimously approved.**

B. Parcel 111:112 – Marina Harbor Apartments – Consideration of new flag pole and Design Control Board Review related thereto. DCB#11-010

Mr. Lopez presented the project staff report.

The applicant had no additional comments.

**Public Comment**

Jon Nalbas spoke of the significance flag poles and a standard of review for flag poles

Captain Alex Balian stated he is veteran and spoke about the American flag and procedures for its display

**Board Comment**

Mr. Pastucha asked staff if the flag pole was allowed under county regulations and about any existing height regulations.

Ms. Gutierrez confirmed with the applicant that only American and State flags would be flown. Ms. Gutierrez confirmed for Mr. Pastucha that flag poles are an allowed use but not a specified use. Property is zoned R residential and the height limitation is 75 feet. The proposed flag pole is 65 feet tall.

Mr. Pastucha asked the applicant about the location chosen for the flag.

Mr. Warrington stated due to the signage the corner location wasn't feasible unless some of the parking was removed.

Mr. Wong asked that staff place a restriction that only American and State flags are allowed to be placed on flag poles.

Mr. Phinney suggested that the Regional Planning Department address some sort of review by a biologist who is familiar with bird activity given the proximity to a wetlands park

**Mr. Wong moved to approve the project subject to the condition that only American and State flags may be flown; Seconded by Mr. Pastucha; motion unanimously approved.**

C. Parcel 42:43 – Marina del Rey Hotel – Consideration of conceptual design for site rehabilitation and Design Control Board Review related thereto. DCB#11-011

Mr. Lopez presented the project staff report.

Daniel Hyde representing the applicant, stated that they met with two Board members, Mr. Phinney and Ms. Jubany, and took their advice and made some changes to project drawings to incorporate what was suggested.

Jeff Schabell with Architectural Group International stated the idea is to upgrade the hotel by improving function, appearance, and views from the water. The proposal is to renovate the outside facades and install balconies around for guest privacy.

Mr. Phinney suggested that applicant describe the specific changes that were made to the previously submitted plans.

Daniel Hyde stated that the design changes were based on feedback from the meetings with the Board members.

Jeff Schabell stated that changes were incorporated to make the building more cohesive. He also stated the need to connect the existing elements and add sun shades with metal screens over windows and opaque glass below.

Victoria Pakshong with Place Landscape made reference to drawings L9 and L10 showing bands in the promenade. The observation point shows the replacement of the fire pit with seating to a sun dial sculpture. Along the promenade there will still be areas for seating.

Ms. Jubany asked for clarification on the overhangs and how they are depicted in the perspective renderings. The architect described how parts of the elevation are actually setback.

In response to a question from Mr. Pastucha about the value of the improvements, the applicant stated \$15 million.

#### **Public Comment**

Captain Alex Balian stated the lack of design connection with the docks since the improvements seem to stop at the dock gates and the need for a drop-off area for dinghies, water taxi and charters.

Daniel replied that the dock reconstruction plans will be designed to coordinate with the hardscape improvements proposed for the promenade. The waterside and landside improvements are separate projects.

Jon Nannas spoke about the spa, lack of public amenities, changes to the shrubbery, availability of the site plan for viewing by the public, and that applicant's meetings with Board members be disclosed.

#### **Board Comment**

Mr. Phinney disclosed the ex-parte meeting with Mr. Hyde prior to the DCB meeting. Ms. Jubany also disclosed her ex-parte meeting with the applicant.

Mr. Phinney clarified that the DCB is looking for an approval in concept for the revised concept.

Mr. Phinney wanted to clarify some of the public issue comments about the extension of the promenade. He stated that there is a section of the promenade that is 6 feet or 8 feet wide, in contrast to the 20-foot section, which existed prior to the requirement for a promenade and is now used for parking. Since the parking was constructed some time ago to meet the code requirements for the hotel, he asked for confirmation that no legal requirement exists to expand the promenade.

Ms. Jubany noted that in her private meeting with developer, she addressed the issue of the varying promenade width. She commented then on how enlarging the pavement on the northern end would cause the hotel to lose required parking. She recommended that the pavement treatment be extended on the southern part to allow shared use with pedestrian activity and this is reflected in the revised plan.

In response to a suggestion by Mr. Phinney to install bollards to contain the foot traffic where the drive aisle and promenade paving overlap, Mr. Pastucha stated that bollards may not be necessary. He noted that the subject pavement is in a parking lot and not a street so auto speeds are generally slower as in any parking lot where pedestrians walk in drive aisles.

Ms. Jubany stated that she would like to see gangway gates designed consistent with the building on the final submittal. She asked the design team to look into treating the podium concrete. She suggested that something else be done with the overhang and the tower.

Mr. Phinney clarified that the applicant will be providing public access seating as an amenity with potential telescopes or sculptures. In response to a comment by Mr. Phinney about safety with limited pool access, Mr. Hyde stated that the lessee's intention is restrict pool access to hotel guests.

**Mr. Wong moved to approve the project; Seconded by Ms. Jubany; motion unanimously approved.**

#### D. Consideration of the 2012 Design Control Board Meeting Schedule

Mr. Lopez presented the proposed schedule of meetings for 2012.

#### Public Comment

Jon Nahhas requested some night meetings.

Mr. Wong stated that he is available for night meetings but staff is on payroll and there will be a tax-payer expense with night meetings.

Mr. Jones stated that the County is not opposed to night meetings and suggested to keep daytime meetings. Night meetings could be held for projects believed to be better served in the evening.

Larry Hafetz emphasized that members of the public can submit issues in writing regarding projects if unable to attend the meetings. He pointed out that members of the public can send in e-mails to request night meetings for projects in which they have an interest.

Mr. Phinney proposed that during the summer, the DCB meetings could be prescheduled for night meetings.

Mr. Pastucha asked why are the meetings scheduled at 12:30. He stated that it has caused minor scheduling conflicts.

**Mr. Wong moved to change the DCB Meeting from 12:30PM to 1:30PM beginning January 2012, Seconded by Mr. Pastucha; motion unanimously approved.**

#### 7. Staff Reports

The Board received and filed items 7A-Temporary Permits, 7B-Ongoing Activities Report, and 7C-Marina del Rey and Beach Special Events.

**8. Adjournment**

**Mr. Wong moved to adjourn at 3:22 p.m.; Seconded by Ms. Jubany; motion unanimously approved.**

Respectfully Submitted,

Yeni S. Maddox  
Temporary Secretary for the Design Control Board



*Seal of the County of San Diego*

**DESIGN CONTROL BOARD MINUTES**  
**January 18, 2012**



**Department of  
Regional Planning**

San Diego, California  
January 18, 2012

Kate Sawyer  
Chair  
Gary Jones  
Deputy Chair

**Members Present:** Peter Phinney, AIA, Chair (Fourth District); Helena Jubany, Vice Chair (First District); Tony Wong, P.E., Member (Fifth District); David Abelar, Member (Second District)

**Members Absent:** Simon Pastucha, Member (Third District)

**Department Staff Present:** Gary Jones, Deputy Director, Charlotte Miyamoto, Division Chief; Michael Tripp, Planning Specialist; Ismael Lopez, Planner; Yen Madcox, Temporary Secretary

**County Staff Present:** Anna Gutierrez, Department of Regional Planning

**Guests Testifying:** Gustaf Soderbergh, The Bay Club; Sean Highland, Jamaica Bay Inn; Victoria Paksong, Place Landscape; Jon Nahhas, Member of the public;

**1. Call to Order and Pledge of Allegiance**

Mr. Phinney called the meeting to order.

Mr. Wong moved to excuse the absence of Commissioner Pastucha. The motion was seconded by Ms. Jubany, and passed unanimously.

Mr. Abelar led the pledge of allegiance.

**2. Approval of December 21, 2011 Minutes**

Mr. Phinney asked if the commissioners had any comments on the December 21, 2011 minutes.

Ms. Jubany moved to approve the December 21st meeting minutes. Mr. Phinney requested the suspension of the approval of the meeting minutes so that they may be amended and heard at the next meeting.

**Public Comment**

Jon Nahhas spoke about his comments being over simplified on December's meeting minutes. He requested that the minutes reflect his comments regarding the lack of graphics and visual aids concerning the project submittals available to the public.

**Board Comment**

Mr. Phinney agreed with Mr. Nahhas about his comments being reduced but stated there was a lot of discussion in the Board Comment Section about his request.

Ms. Jubany stated she had no objection to amending the minutes to include discussion of imagery and graphics, but mentioned her concerns regarding lengthy minutes.

Mr. Jones stated that the minutes can be amended upon the board's action, however, the minutes are not intended to be a transcript of the meeting and if the public would like an exact transcript they can access the audio recordings.

Mr. Phinney requested a modification to the entry under 6A New Business. Public Comment

**3. Public Comment**

Mr. Nahhas spoke about his concerns regarding the Marina's design and the exclusion of the public and community.

**4. Consent Agenda**

Staff reports 7A and 7B were moved to the consent agenda per Mr. Phinney's request.

**Mr. Wong moved to approve and file the staff reports for items 7A & 7B. The motion was seconded by Ms. Jubany, and approved unanimously.**

**5. Old Business**

A Parcel 8- The Bay Club-Reconsideration of final rehabilitation design and Design Control Board review related thereto – DCB#08-010-C

Ismael Lopez presented the project staff report.

The applicant had no additional comments.

**Public Comment**

Jon Nahhas spoke about the lack of project imagery available to the public and requested that plastic containers be placed on the dock gates for notices.

**Board Comment**

Mr. Wong commended the applicant on the gate design and pavement pattern.

Ms. Jubany commended the applicant for their attractive gate design.

Mr. Abelar stated that he believed placing the plastic containers on the gates to hold announcements or flyers would be a good idea and asked the applicant if they would consider it.

Mr. Randy Sovereign stated that paper is messy, so the majority of the communication with tenants is through e-mail or done electronically. He also mentioned that they would come up with something to address this request through the new boat dock design.

Ms. Jubany asked applicant if electronic communication with the boaters has been successful.

Mr. Gustaf stated that he can check but isn't aware of any existing problems.

Mr. Wong stated that the paper handouts create litter and suggested Department of Beaches and Harbors create an ordinance to minimize trash.

Mr. Phinney addressed Mr. Nahhas' concern about temporary signage and stated that he applauds the applicant for revisiting the signage issue at the docks. He also asked the applicant if they had considered any lighting in the gate itself.

Mr. Gustaf stated that he hadn't considered the idea, but could easily backlight the numbers.

**Ms. Jubany moved to approve the project, which was seconded by Mr. Wong. The motion was approved unanimously.**

#### **6. New Business**

**A. Parcel 27 – Jantaca Bay Inn – Consideration of landscape modifications and Design Control Board Review related thereto-DC6#12-001**

Ismael Lopez presented the project staff report.

Ms. Victoria Pakshong, stated that the cleaner lines and repetition of the trees will help define the property.

#### **Public Comment**

Jon Nahhas spoke about a small building located on the property and voiced his concerns about shrubs and how they both may impact the view of Mother's Beach.

#### **Board Comment**

Mr. Abejar asked staff if the small building was previously reviewed and what was the maximum height for shrubs growth.

Mr. Gary Jones stated that he remembered some discussion about the small building but would have to review the records to determine the outcome.

Ismael Lopez stated that the shrubs typically grow about 3 feet tall.

Victoria Pakshong stated that the shrub was chosen specifically because it will not grow past 3 feet and the palms shouldn't create a problem because people can see past the trunk.

Mr. Phinney voiced his dislike for the queen palms and suggested a king palm.

Victoria Pakshong stated that the queen palms were chosen to blend in with the existing queen palms already on the property and across the street.

**Mr. Wong moved to approve the project, which was seconded by Ms. Jubany. The motion was approved unanimously.**

#### **B. Briefing on the 2012 Design Control Board Meeting Schedule**

Charlotte Miyamoto presented the staff report.

#### **Public Comment**

Mr. Nahhas disagreed with staff using the count of speakers to determine the number of attendees at night meetings.

**Board Comment**

Mr. Phinney stated that it is his understanding that the topic of the meeting is what generates a greater public interest and not the actual meeting time.

Charlotte Miyamoto agreed and mentioned that in reviewing the prior DCB meeting minutes that was the conclusion of the staff.

Mr. Wong asked staff if they could ensure the advance notice to the public of any changes to the meeting.

Ismael Lopez stated that the standard procedure is to give immediate advance notice to the public through Facebook, the Beaches and Harbors website, an e-mail blast to members of the public, and posting at the administration building, Chase Park, the Public Library and the Visitor Center.

Mr. Wong wanted to clarify that the DCB Meeting Materials are available the Thursday before the meeting for public viewing.

Charlotte Miyamoto stated that sometimes the hard copies of the materials are available by Friday morning at the latest. However, the materials are always available on the website by Thursday evening.

Mr. Phinney suggested that the meeting schedule remain the same as in the past, which is to have evening meetings based on the DCB Board member's and staff's determination of the item being controversial or of great public interest.

Mr. Abelar suggested considering the possibility of rescheduling an item which proves to be controversial to a special meeting of approximately an hour in length.

**Ms. Jubany moved to approve the schedule, which was seconded by Mr. Abelar. The motion was approved unanimously.**

**C. Briefing on online postings of Design Control Board Submittals**

Ismael Lopez presented the project staff report.

**Public Comment**

Mr. Nahhas spoke about his concern regarding his perceived censorship of information on the web, and requested that the County should create a link on their website to the digital submittals for the projects.

Mr. Gary Jones clarified that Beaches and Harbors does not currently upload any digital submittals to the server, applicants only submitted with digital submittals. Mr. Jones stated that he would inquire with department technical staff about the possibility of Beaches and Harbors uploading the digital submittals to the server and then creating a link.

**Board Comment**

Mr. Phinney suggested that the online agenda have a hyperlink to each agenda item. He stated that by clicking on the hyperlink it would then open up the pdf file with imagery for that particular agenda item.

7. **Staff Reports**

Mr. Prinney presented 7C Marina del Rey and Beach Special Events

8. **Adjournment**

**Mr. Tony Wong** move to adjourn at 3:11PM. **Ms. Jubany** seconded the motion and it was approved unanimously.

Respectfully Submitted,

Yeni S. Madcox

Temporary Secretary for the Design Control Board

Slip Count Survey-Management Report  
Mar-12

Smaller Slips							Larger Slips						All Slips			Out of Service Break-Out				Double-wide Break Out				
Slips Only	18-20	21-25	26-30	31-35	Subtotal vacancies 35 & less	As % of total slips available for rent	36-40	41-45	46-50	51 & greater	Subtotal vacancies 36 & greater	As % of total slips available for rent	Total Vacancies	Vacancy in Anchorage	Total available for rent	Total OOS	As % of Vacancies	As % of available for rent	Available by Slip Length	DBL Out of Service	DBL OOS as % of DBL Vacancies	DBL Vacancies	DBL Vacancies As % of DBL Available for Rent	DBL Available for Rent
P7	0	2	4	0	6	2.80%	1	0	2	4	7	3.27%	13	6.07%	214		0.00%	0.00%	214					
P8	0	0	2	7	9	3.91%	7	1	0	0	8	3.48%	17	7.39%	230	1	5.88%	0.43%	230					
P10	0	3	9	0	12	6.67%	0	0	0	0	0	0.00%	12	6.67%	180		0.00%	0.00%	180					
P12	0	0	0	4	4	1.85%	6	6	5	1	18	8.33%	22	10.19%	216		0.00%	0.00%	216					
P13	0	0	0	3	3	1.61%	7	7	2	4	20	10.75%	23	12.37%	186		0.00%	0.00%	186					
P15	0	9	2	0	11	4.66%	0	6	9	0	15	6.36%	26	11.02%	236		0.00%	0.00%	236					
P18	2	18	13	0	33	7.78%	2	2	1	1	6	1.42%	39	9.20%	424	1	2.56%	0.24%	424	0	0.00%	2	6.67%	30
P20	0	11	6	1	18	12.95%	0	0	0	0	0	0.00%	18	12.95%	139	3	16.67%	2.16%	139					
P21	39	21	9	0	69	37.91%	0	0	0	0	0	0.00%	69	37.91%	182	5	7.25%	2.75%	182	5	11.36%	44	64.71%	68
P28	0	0	67	37	104	27.73%	11	0	1	0	12	3.20%	116	30.93%	375		0.00%	0.00%	375					
P30	0	0	10	5	15	5.08%	0	0	0	2	2	0.68%	17	5.76%	295	7	41.18%	2.37%	295	2	50.00%	4	33.33%	12
P41	8	4	5	5	22	14.86%	0	0	0	0	0	0.00%	22	14.86%	148		0.00%	0.00%	148					
P42-43	0	57	55	18	130	37.25%	6	0	1	2	9	2.58%	139	39.83%	349		0.00%	0.00%	349					
P44 (P45)	5	102	4	13	124	31.71%	0	0	0	0	0	0.00%	124	31.71%	391	1	0.81%	0.26%	391	1	1.00%	100	43.48%	230
P47	0	17	35	17	69	40.35%	2	0	1	0	3	1.75%	72	42.11%	171	3	4.17%	1.75%	171					
P53	0	0	1	0	1	0.97%	0	0	0	0	0	0.00%	1	0.97%	103		0.00%	0.00%	103					
P54	0	0	0	0	0	0.00%	10	0	0	0	10	18.52%	10	18.52%	54	3	30.00%	5.56%	54	3	30.00%	10	55.56%	18
P111	1	0	0	0	1	0.90%	1	0	0	15	16	14.41%	17	15.32%	111		0.00%	0.00%	111	0		0	0.00%	6
P112	0	1	0	0	1	0.57%	3	0	0	12	15	8.57%	16	9.14%	175		0.00%	0.00%	175	0		0	0.00%	2
P1251	0	0	21	9	30	9.38%	11	0	6	4	21	6.56%	51	15.94%	320		0.00%	0.00%	320	0		0	0.00%	2
P132	0	10	0	8	18	6.87%	2	3	0	0	5	1.91%	23	8.78%	262		0.00%	0.00%	262	0	0.00%	1	10.00%	10
Slips Only	55	255	243	127	680	14.28%	69	25	28	45	167	3.51%	847	17.79%	4761	24	2.83%	0.50%	4761	11	6.83%	161	42.59%	378

Adjusted Vacancies (for non-available double-wide buddy slips and Out of Service slips)

Gross Available Slips

4,761

Subtract out of service slips

(24)

Subtract 50% of available double slips

(184)

Adjusted Available slips

4,554

Gross Vacancy

847

Subtract out of service slips

(24)

Subtract 50% of available double slips

(184)

640

Adjusted Vacancy

14.04%